RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-30315-25

Karen Johnson Davidson County
Batch# 1284779 DEEDWARR
06/16/2025 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $11,470.00
20250616-0046873

WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2025

NOTARY PUBLIC

My commission expires: 11/2/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael and Glynis Fisher Living Trust 753 Newberry Road Nashville, Tennessee 37205	Same address as new owner	102-15-0-019.00

FOR AND IN CONSIDERATION of the sum of THREE MILLION ONE HUNDRED THOUSAND AND 00/100 Dollars ($3,100,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MACCAULEY ROWE, A TENNESSEE PARTNERSHIP**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL AND GLYNIS FISHER LIVING TRUST DATED AUGUST 11, 2021**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Brook Meade, Section VI, of record in Plat Book 2331, Pages 3 and 4, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Beginning at a point in the Northerly margin of Newberry Road at the comer of Lots 206 and 207; thence with the line between said Lots Northwesterly 170 feet to a point; thence Southwesterly 260.1 feet to the Easterly margin of Templeton Drive; thence with the margin of the same Southeasterly 146.8 feet to the beginning of a curve; thence around said curve, Easterly 38.4 feet to the margin of Newberry Road; thence with the margin of the same Northeasterly 230.4 feet to the point of beginning.

Being the same property conveyed to MacCauley Rowe, a Tennessee Partnership, from Volunteer State Development, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated June 23, 2023, and recorded June 26, 2023, in Instrument Number 20230626-0048306, said Register's Office.

Being the same property conveyed to Volunteer State Development, LLC from Michael C. Whiting, an unmarried man, by Warranty Deed dated August 17, 2021, and recorded August 20, 2021, in Instrument Number 20210820-0113067, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 753 Newberry Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 11th day of June, 2025.

GRANTOR:

MacCauley Rowe, a Tennessee Partnership

By: _____
Christopher M. Rowe, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Christopher M. Rowe, Authorized Agent for MacCauley Rowe, a Tennessee Partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as said Authorized Agent of MacCauley Rowe, a Tennessee Partnership. .

WITNESS my hand and seal, this the 11th day of June, 2025.

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM EXPIRES

_____
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 11/27/2027

Tennessee Certification of Electronic Document

I, Trevor Keller, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/13/2025 (date of document).

Affiant Signature

6/13/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

