Karen Johnson Davidson County
Batch# 1292309 DEEDWARR
07/01/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,559.85
20250701-0051749

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $421,580.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2025.

Notary Public

My commission expires: 3/20/28

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Caleb Fisher and Julia Fisher	**New Owner**	**075-04-0-139.00**
521 Saint Paul Drive		
Nashville, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jana Hunsley, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caleb Fisher and Julia Fisher, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 350 on the Plan of Section Six, Tulip Grove of record in Plat Book 4460, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 350 fronts 93.79 feet on the easterly margin of St. Paul Drive and extends back 148.90 feet on the southerly line and 147.29 feet on the northerly line to a dead line in the rear, measuring 92.06 feet thereon.

Being all of the property conveyed to Jana Hunsley, an unmarried woman, by deed from Kathleen M. Allbritten and Stephen C. Allbritten, wife and husband, of record in Instrument No. 20230428-0031453, dated April 27, 2023, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Jana Lynn Lebiedzinski by Quitclaim Deed from Stephen Dmytro Lebiedzinski pursuant to divorce, of record as Instrument # 20250606-0044726, Register's Office for Davidson County, Tennessee. Jana Lynn Lebiedzinski being known once again as Jana Hunsley.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 4460, Page 19, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 4511, Page 994, Register's Office for Davidson County, Tennessee.
d. Water Line and Sewer Easement of record in Book 4106, Page 812, in the Register's Office for Davidson County, Tennessee.
e. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 521 Saint Paul Drive, Nashville, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of June, 2025.

Jana Hunsley

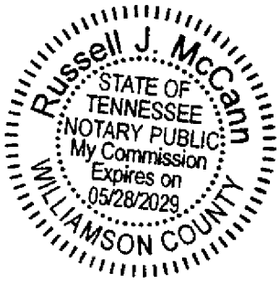
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jana Hunsley, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2025.

Notary Signature

My commission expires:



File #: 25-291
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/30/25 (date of document)

Regina Sullo

Affiant Signature

July 1 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 1 day of July 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

