THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550887** Karen Johnson Davidson County Batch # 1292697 DEEDWARR 07/02/2025 11 17 48 AM 2 pgs Fees $13 00 Taxes $2,005 40 20250702-0052276	STATE OF TENNESSEE) COUNTY OF DAVIDSON) Prepared by Record and Return To Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215 The actual consideration or value, whichever is greater, for this transfer is ~~$542,000 00~~ Affiant Subscribed and sworn to before me, this 20th day of June, 2025 Notary Public My Commission Expires SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Michelle Fletcher and John B. Fletcher 5244 New John Hagar Road Hermitage TN 37076	Send Tax Bills To New Owner	Tax Information: Tax Parcel ID No 098-06-0A-107.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Virginia McLean, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michelle Fletcher and John B. Fletcher, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Final Plat of Phase One, Section B, Bridgewater , a Planned Unit Development of record in Plat at Instrument No. 20060425-0046949, and Surveyor's Certificate of Correction of record in Instrument No 20060608-0067982 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to VIRGINIA MCLEAN, by deed from DAVID WATSON and SUE ANN OWEN, HUSBAND AND WIFE, of record in Instrument No. 20190924-0096893, dated September 19, 2019, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 098-06-0A-107.00 CO.

Matters shown on the Plan of record in Instrument No. 20060425-0046949 and corrected in Instrument No. 20060608-0067982, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No 20030827-0124253 and Instrument No. 20060120-0008000, said Register's Office.

Storm Water Detention Agreement of record in Instrument No 20050222-0019150, said Register's Office.

Easement(s) of record in Book 1291, page 99, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20051024-0128043 and Instrument No 20051122-0141076, said Register's Office.

This is improved property located at 5244 New John Hagar Road Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2025

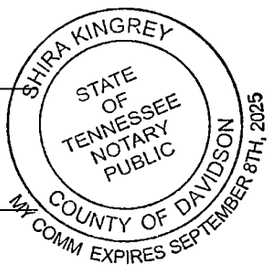
Virginia McLean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Virginia McLean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public



My Commission Expires _____