WARRANTY DEED

Karen Johnson Davidson County
Batch# 1293701 DEEDWARR
07/03/2025 11:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,012.51
20250703-0052701

STATE OF TN
COUNTY OF Cheatham
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $273,650.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 7/3/25.

NOTARY PUBLIC
MY COMMISSION EXPIRES 7/25/26

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File # 4177-25LLC-TN

DANA L. [illegible] NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Johnny Rios and Jennifer Clark	Same	071-07-0-235
1027 Gracelawn Drive		
Brentwood TN 37027		

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

Thomasa Fisher, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johnny Rios and Jennifer Clark, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly 24 feet of the westerly 160 feet of Lot No. 2, and the northerly 51 feet of the westerly 160 feet of Lot No. 3 on the Map of a Subdivision of Lot No. 6 of the William White Heirs' Property as of record in Book 332, Page 78, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 75 feet on the easterly side of Meridian Street and runs back between parallel lines, parallel to and 126 feet north of the northerly margin of Edith Street, 160 feet to a dead line, said dead line having formerly been in deeds declared to be an alley, but which alley is being abandoned, and to which no rights are hereby conveyed.

Being the same property conveyed to Thomasa Fisher, single, by Deed from Brenda G. Fisher and Thomas R. Fisher, dated 12/21/2019, recorded 01/06/2020, of record in Instrument Number 202001060001252, of the Public Records of Davidson County, Tennessee.

Thomas Fisher and Brenda Fisher joins in the execution of this deed to evidence their consent to the conveyance and to convey their life estate and any and all marital interest if any he might possess in and to the aforedescribed tract of land, however, does not join in the warranties made herein by the Grantor.

This is property known as 1705 Meridian Street Nashville, TN 37207

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 hand on 7/2/25.

Thomasa Fisher

Thomas Fisher

Brenda Fisher

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Thomasa Fisher, Thomas Fisher and Brenda Fisher, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 7/2/25.

NOTARY PUBLIC
My Commission Expires: 7/25/26

DANA L. MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 July 2, 2025.

Date: July 2, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this July 2, 2025.

Notary Public
My Commission Expires: 7/25/26

