Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me this 2nd day of July, 2025

Notary Public
My commission expires: 4.25.29

HEIDI L. KULINSKI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson
Batch # 1298160
07/16/2025 11 03 33 AM
Fees $18 00 Taxes $1,665 00

Davidson County
DEEDWARR
3 pgs

20250716-0056131

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Morgan Layne Sophia Wilson 808 N. Summerfield Dr. Madison, TN 37115	Morgan Layne Sophia Wilson 808 N. Summerfield Dr. Madison, TN 37115	042-07-0-096

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Cynthia Sisco Fish, a married woman, Amanda S. Chapman, and Charles Brent Smith, III** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Morgan Layne Sophia Wilson** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No 11 on the Plan of Bonnie Brae, Section 5, as of record in Book 3600 Page 68, Register's Office for Davidson County, Tennessee

Said Lot No. 11 fronts 125.82 feet on the easterly side of North Summerfield Drive and runs back 251.1 feet on the Northerly line and 258.7 feet on the Southerly line, to a dead line in the rear, which is a broken line, on which it measures 183.2 feet.

Being the same property conveyed to James V. Sisco, unmarried by deed from Robert W. Pyron and wife, Mary Jane Pyron of record in Book 4412 Page 622, Register's Office for Davidson County, Tennessee, and dated April 19, 1970 James V Sisco and wife, Charlene R Sisco conveyed their interest to James V

Sisco and wife Charlene R. Sisco as tenants by the entirety of record in Book 4947 Page 655, Register's Office for Davidson County, Tennessee James V. Sisco died on October 11, 2022, leaving Charlene R. Sisco as sole surviving tenant. Ruth Charlene Sisco died testate on December 19, 2024. Her will being duly probated in Docket No 25P326 in the Circuit Court of Davidson County, Tennessee. She devised property to Cynthia Fish, Amanda Chapman and Charles Smith, III.

This conveyance is made subject to the following:

1 Taxes and assessments for the year 2025 and subsequent years which are not yet due and payable.

2 All matters appearing on the plan of Bonnie Brae of record in Book 3600 Page 68 Register's Office for Davidson County, Tennessee.

This property is improved property known as 808 North Summerfield Drive, Nashville, TN 37115

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 2nd day of July, 2025.

Cynthia Sisco Fish

Cynthia Sisco Fish

Amanda S. Chapman

Amanda S. Chapman

Charles Brent Smith, III

Charles Brent Smith, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of July, 2025, before me personally appeared Cynthia Sisco Fish, Amanda S. Chapman and Charles Brent Smith, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of July, 2025

Notary Signature
My commission expires: 2/7/27

