Karen Johnson Davidson County
Batch# 1320115 DEEDWARR
09/09/2025 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,639.10
20250909-0071862

2025-356-SM

Box #14

WARRANTY DEED

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 443,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2025.

Notary Public

My commission expires: 5/8/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Scott Trevathan and David Lee Trevathan, Jr., Trustees of Phyllis W. Trevathan Spousal Trust Under the Last Will and Testament of David L. Trevathan	New Owner	155-00-0-032-00
8559 Lewis Rd.		
Nashville, TN 37221		

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

Herschel Wayne Fisher, Jr., a married man, and Brenda Fisher Branch, an unmarried woman

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

James Scott Trevathan and David Lee Trevathan, Jr., Co-Trustees of Phyllis W. Trevathan Spousal Trust Under the Last Will and Testament of David L. Trevathan

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 described according to a survey by Roy Brantley, Jr., dated April 22, 1959 as follows:

BEGINNING at an iron pin in the center of Lewis Road thence North 54 degrees West 468 feet to a stake, thence North 02 degrees 30 minutes West 328 feet to a 30-inch Beech tree; thence North 87 degrees East 840 feet to an iron pin in the center of Lewis Road, thence South 46 degrees 45 minutes West along the meander of said Lewis Road 735 feet to the point of beginning, the same being 6.34 acres more or less.

Being part of the same property conveyed to Hershel W. Fisher and spouse, Peggy Fisher, by Warranty Deed dated July 1, 1994, from Herbert York, a single person, of record in Book 9396, Page 941, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Hershel W. Fisher by Quitclaim Deed from Spouse to Spouse dated March 12, 2021, from Peggy Fisher of record in Instrument No. 20210315-0033640, said Register's Office. The said Peggy Fisher having died on July 31, 2023.

The said Hershel W. Fisher being one and the same person as Herschel Wayne Fisher, Sr., having died testate on March 2, 2024. Pursuant to the Last Will and Testament of Herschel Wayne Fisher, Sr., of record in Docket No. 24P1106, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Herschel Wayne Fisher, Jr., was appointed as Executor and said property is to be administered as part of the probate estate and Herschel Wayne Fisher, Jr., and Brenda F. Branch are the devisees. The said property was further conveyed to Herschel Wayne Fisher, Jr., and Brenda Fisher Branch, being one and the same person as Brenda F. Branch, by Executor's Quitclaim Deed dated July 10, 2024, from Herschel Wayne Fisher, Jr., the duly-appointed Executor of the Estate of Herschel Wayne Fisher, Sr., deceased, of record in Instrument No. 20240715-0053181, said Register's Office.

The property conveyed herein is not the place of residence of the Grantor(s) or his/her spouse.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 155-00-0-032-00.

Subject to the Right-of-Way of Lewis Road.

This is improved (_X_) Unimproved (____) property, known as 8488 Lewis Road, Nashville, TN 37221.

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 I/we am/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 I/we do further covenant and bind myself/ourselves, my/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/our hand(s) this 5th day of September, 2025.

Herschel Wayne Fisher, Jr.

Brenda Fisher Branch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Herschel Wayne Fisher, Jr., and Brenda Fisher Branch, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of September, 2025.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **September 5, 2025**.

Date

Alli P

Affiant Signature

9/8/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County