RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1331670 DEEDWARR
10/08/2025 09 41 24 AM 2 pgs
Fees $13 00 Taxes $1,295 00

20251008-0080269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28 2029 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Fisher	Same as New Owner	
(NAME) 1903 Hutton Dr	(NAME)	106-09-0-038.00
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **HUNTER COLLINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAROLD FISHER**, 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. 110 on the Plan of Section One, Woodycrest, of record in Book 1835, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hunter Collins by Special Warranty Deed from Regions Bank, Successor Trustee of the Trust U/A/W M. Jayne Orr of record in Instrument No. 20120529-0045947 Register's Office for Davidson County, Tennessee, dated May 24, 2012 and recorded on May 29, 2012.

This was not the principal residence of the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1903 Hutton Dr, Nashville, TN 37210
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

JW2025-764

Witness my hand this 3rd day of October, 2025

HUNTER COLLINS

STATE OF SC
COUNTY OF Beaufort

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hunter Collins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of October, 2025.

Commission expires: 3/10/27

Notary Public

JEREMY T MCDONNELL
Notary Public, State of South Carolina
My Commission Expires
03/10/2027

JW2025-764