2025-374-SM

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is 10,000.00. Affiant Subscribed and sworn to before me, this the 6th day of November, 2025. Notary Public My commission expires: 5/9/2026 (AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Larissa Lentile, Trustee of The Larissa Lentile Revocable Living Trust dated May 19, 2025	Larissa Lentile	155-00-0-033-00
8528 Lewis Road	4100 Hillsboro Circle	Karen Johnson Davidson County Batch # 1342713 DEEDWARR 11/07/2025 09:49:02 AM 2 pgs Fees: $13.00 Taxes: $37.00 20251107-0088799
Nashville, TN 37215	Nashville, TN 37215	

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

Larissa Lentile, Trustee of The Larissa Lentile Revocable Living Trust dated May 19, 2025

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:

Lying and being situated in the Thirty-Fifth Council District of the metropolitan government of the City of Nashville and Davidson County, Tennessee; located on the west side of Lewis Road, and being more particularly described as follows:

Beginning at the Southeast corner of Tract III of the Lands of Herschel Wayne Fisher, Jr. and Brenda Fisher Branch as described in Document Number 20240715-0053181 in the Davidson County Register's Office, said Southeast corner being on the centerline of Lewis Road (50 feet wide right of way) at the Northeast corner of the Lands of Larissa Lentile as described in Document Number 20110916-0072135 in said Register's Office; thence leaving said Lewis Road along the common line between said Tract III and said Lands of Lentile the following courses: North 56°22'31" West 26.37 feet to a set 1/2 inch iron pin (Chapdelaine & Assoc) on the west right of way line of said Lewis Road (being near the end of an old fence), continuing North 56°22'31" West 144.62 feet to a wood post at a fence corner, and North 8°01'07" West 115.34 feet to a wood post at a fence corner on the south line of the Lands of James Scott Trevathan and David Lee Trevathan, Jr. as described in Document Number 20250909-0071862 in said Register's Office; thence leaving said Lands of Lentile along the south line of said Lands of Trevathan (being the north line of said Tract III, and then the north line of Tract II of said Lands of Fisher), South 51°05'48" East 207.04 feet to a set 1/2 inch iron pin (Chapdelaine & Assoc) on the west right of way line of said Lewis Road, and continuing South 51°05'48" East 25.68 feet to the centerline of said Lewis Road; thence leaving said Tract I along said centerline, along the arc of a curve to the left having a radius of 353.00 feet through a central angle of 10°50'37" for an arc length of 66.81 feet with a chord bearing and distance of South 19°49'59" West 66.71 feet to

the point of beginning, containing 0.336 total acres; of which 0.039 acres are contained within the right of way of Lewis Road, leaving 0.297 net acres.

The above description was prepared from a survey completed on October 3, 2025 by Chapdelaine & Associates Land Surveying (Shon S. Keeton, R.L.S. 2893), 7376 Walker Road, Fairview, Tennessee 37062. Bearings are based upon the Tennessee State Plane Coordinate System, referenced to the North American Datum of 1983 (NAD83). Job#8899

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

Taxes for the year 2025, are due and payable. Map and Parcel 155-00-0-033-00.

Taxes for the year of 2026, are not yet due and payable.

Subject to the right of way of Lewis Road.

This is improved (____) Unimproved (_X_) property, known as 0 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 6th day of November, 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., a married man, and Brenda Fisher Branch, an unmarried woman 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 6th day of November, 2025.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON