This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $150,000.00.

Mitzi Brown
Affiant

Subscribed and sworn before me this the 10 day of November, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1346400 DEEDWARR
11/14/2025 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20251114-0091020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tracy Michelle Torres 807 Ashlawn Place Nashville, TN 37211	New Owner	161-05-0A 028.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIANE ANDERSON**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TRACY MICHELLE TORRES**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B-7 as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, as amended in Book 7168, page 550, Register's Office for Davidson County, Tennessee; together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being the same property conveyed to Diane Anderson by deed dated 01/02/2025, from Fisher Co 1 LLC, of record in Instrument No. 20250103-0000669, Register's Office for said County.

Also being a portion of the same property conveyed to Fisher Co 1 LLC by deed dated 04/12/2017, from Donald W. Fisher of record in Instrument No. 20170418-0037652, Register's Office for said County.

Also being the same property conveyed to Donald W. Fisher, an unmarried person, by deed dated 12/13/2012, from Hodan A. Dad, unmarried, of record in Instrument No. 20121218-0116359,Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 807 Ashlawn Place, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 10th day of November, 2025.

Diane Anderson

Diane Anderson

GRJ#

STATE OF ~~TENNESSEE~~ WISCONSIN
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Diane Anderson,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2025.

My commission expires:
08/21/2028

Notary Public

GERALD RONALD JOHNSON III
Notary Public
State of Wisconsin

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11/10/25. (date of document).

Affiant Signature

11-14-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of NOV., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

