Karen Johnson Davidson County
Batch# 1347443 DEEDWARR
11/18/2025 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20251118-0091589

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-5484

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of November, 2025

Notary Public

Commission Expires: 2.26

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Brummitt and Ashley Brummitt 2614 Pennington Bend Road Nashville, TN 37214	Guaranteed Rate, Inc. 3940 N. Ravenswood Avenue Chicago, IL 60613	062-00-0-100.00

WARRANTY DEED

FOR AND IN 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, I/WE,

William Watkins Fisher, unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Brummitt and Ashley Brummitt, husband and wife

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 parts of Lots No. 4 and 5, on the Plan of Robert Young's Farm (previously described erroneously as Robert Young Farm) as of record in Book 421, Page 140, Register's Office of Davidson County, Tennessee, described according to a survey made by Raymond P. Smith, County Surveyor, March 23, 1966, as follows:

Beginning at a railroad spike in the center of Pennington Bend Road, being the northeast corner of the property conveyed to Donald R. Hall and wife, of record in Book 4010, Page 823, Register's Office for said county; thence with the center of said road, southeasterly

472.8 feet, thence S 59 degrees 30' West 576.6 feet, more or less; thence N 11 degrees 00' feet East 564 feet, more or less, to the beginning, containing 3 acres, more or less.

Being the same property conveyed to William Watkins Fisher by Warranty Deed from Donna M. Rule, a widow of record in Instrument No. 20220408-0041134 Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 08, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2614 Pennington Bend Road, Nashville, TN 37214

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 so 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.

Dated this the 14th day of November, 2025.

William Watkins Fisher

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Monroe

On this 14th day of November, 2025, before me personally appeared William Watkins Fisher, 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 14th day of November, 2025.

Notary Signature Peter Fountain
My commission expires: 2.4.2027

PETER FOUNTAIN
Notary Public, State of New York
No. 01F06386962
Qualified in Monroe County
Commission Expires 02/04/2027

Certification of Recorded Documents

I, Karen Suggs, 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 November 17, 2025.

(AFFIANT) – Karen Suggs

11/17/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 17th day of November, 2025.

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON