THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-9124-WE

Karen Johnson
Batch # 1351421
11/26/2025 10 31 07 AM
Fees $13 00 Taxes $4,181 00

Davidson County
DEEDWARR
2 pgs

20251126-0094433

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,130,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2025

Notary Public

MY COMMISSION EXPIRES 11-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
Deborah O'Dell Fisher	owner	
418 Prestwick Ct		104-14-0H-051 00-CO
Nashville, TN 37205		
(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, WE, **John S. Walter and Cynthia A. Verbinski, Trustees of the Walter and Verbinski Living Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah O'Dell Fisher**

HEREINAFTER CALLED THE GRANTEE, HER 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 14 as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, Page 969, amended 9582, page 838, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to John Walter and Cynthia Verbinski, husband and wife by Warranty Deed from Lawrence W Travis and wife, Sharon E Travis of record in Instrument No 20120530-0046789 Register's Office for Davidson County, Tennessee, dated May 25, 2012 and recorded on May 30, 2012

Being the same property conveyed to John S Walter and Cynthia A. Verbinski, Trustees of the Walter and Verbinski Living Trust by Quitclaim Deed from John Walter and wife,Cynthia Verbinski, of record in Instrument No 20171206-0124397 Register's Office for Davidson County, Tennessee, dated November 09, 2017 and recorded on December 06, 2017

THIS CONVEYANCE IS SUBJECT TO· (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This is improved property known as **418 Prestwick Ct, Nashville, TN 37205**

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, her heirs and assigns forever, and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this the 21 day of NOVEMBER, 2025.

Walter and Verbinski Living Trust

BY: _____
John S. Walter, Trustee

_____
Cynthia A. Verbinski, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **John S. Walter and Cynthia A. Verbinski,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of the **Walter and Verbinski Living Trust,** the within named bargainor, a Trust, and that they have executed the within instrument for the purposes stated therein by signing the name of the Trust by **John S. Walter and Cynthia A. Verbinski, as the Trustees of the Walter and Verbinski Living Trust**.

Witness my hand and official seal this the 21 day of November, 2025.

_____ my commissio expires: 11-8-27
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY