Karen Johnson Davidson County
Batch# 1354672 DEEDWARR
12/05/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20251205-0096964

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Mamleigh Beaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2025.

Kimbra Spann
Notary Public
MY COMMISSION EXPIRES: 1/17/2027
File No. G25-24670

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Sarah Elizabeth Simpson<br>(NAME) | CMG Mortgage Inc dba CMG Home Loans<br>(NAME) | 136-7-75 |
| 3808 Anderson Rd.<br>(STREET ADDRESS) | 3160 Crow Canyon Rd #400<br>(STREET ADDRESS) | |
| Nashville, TN 37217<br>(CITY) (STATE) (ZIP) | San Ramon CA 94583<br>(CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Jasmine L. Fisher and David Jonathan Fisher, III, a married couple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Elizabeth Simpson, an unmarried woman**, 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:

Located in Davidson County, Tennessee and being Lot 110, Priest Lake Park Subdivision, Section II, as shown on plat in Plat Book 4175, Pages 56-58, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jasmine L. Fisher and David Jonathan Fisher, III, a married couple by Deed dated February 25, 2022 from Kathy Camamo, an unmarried woman, recorded June 3, 2022, in Instrument Number 20220603-0064111, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3808 Anderson Rd., Nashville, TN 37217.

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. Whenever 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 5th day of December, 2025.

x _____
Jasmine L. Fisher

x _____
David Jonathan Fisher, III

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2025, before me personally appeared Jasmine L. Fisher and David Jonathan Fisher III, 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 5th day of December, 2025.

_____
Notary Signature
My commission expires: 1/25/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

Certificate of Authenticity

I, Kimbra Spann, 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 12/5/2025.

Date

Affiant Signature

12/05/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of December, 20 25.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY