Karen Johnson Davidson County
Batch# 1367917 DEEDWARR
01/09/2026 11:45:30 AM 4 pgs
Fees: $23.00 Taxes: $12,025.00
20260109-0002186

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Scott Robert Altick and Kelly Fitzgerald Altick, Trustees of Altick Family Trust, dated February 25, 2021	Scott Robert Altick and Kelly Fitzgerald Altick, Trustees of Altick Family Trust, dated February 25, 2021	129 04 0 091.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James L. Fishel, Trustee of Fishel Tennessee Community Property Trust, dated March 26, 2018** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Scott Robert Altick and Kelly Fitzgerald Altick, Trustees of Altick Family Trust, dated February 25, 2021**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 6420 East Valley Court, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Being that tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 7 on the plat of West Meade Ridge, Section II, as of record in Book 4460, Page 7, Register's Office for said County, described as follows:

Beginning at a point in the northeast corner of said lot, said point being on a common line with Lot No. 7 of West Meade Farms, Inc., as of record in Book 1424, Page 47, owned by Gertrude A. Jordan, and said point being 352.2 feet from the northeast corner of West Meade Ridge, Section II, on a bearing of South 80 degrees 22' East; thence South 17 degrees 35' West a distance of 282.71 feet to a point in the northern margin of the cul-de-sak on East Valley Court; thence along a curve to the left, radius 50.0 feet, a distance of 72.81 feet to a point; thence North 65 degrees 51' West a distance of 224.55 feet to a point; thence North 72 degrees 37' West a distance of 82.0 feet to a point; thence North 12 degrees 36' East a distance of 249.93 feet to a point; thence South 80 degrees 22' East a distance of 380.0 feet to the point of beginning and containing 2.41 acres.

Being the same property conveyed to James L. Fishel and Royce C. Fishel, Trustees of the Fishel Tennessee Community Property Trust dated March 26, 2018, by Quitclaim Deed from James L. Fishel and Royce C. Fishel, dated March 26, 2018, and recorded on April 05, 2018, in Instrument No. 20180405-0031871, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Fishel and wife, Royce C. Fishel, as tenants in common and not as tenants by the entirety, by Quitclaim Deed from James L. Fishel and wife, Royce C. Fishel, by Harris A. Gilbert, Trustee, dated January 15, 1980, and recorded on January 16, 1980, in Book 5556, Page 345, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Fishel and wife, Royce C. Fishel, by Deed from Lytle Brown, III and wife, Bettye M. Brown, dated October 06, 1972, and recorded on October 10, 1972, in Book 4644, Page 582, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6420 East Valley Court, Nashville, TN 37205.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 6th day of January, 2026.

Fishel Tennessee Community Property Trust, dated March 26, 2018

By: _____
James L. Fishel, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of January, 2026, before me personally appeared James L. Fishel , Trustee of Fishel Tennessee Community Property Trust, dated March 26, 2018, 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 6th day of January, 2026.

_____
Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

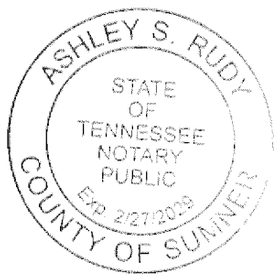
STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6th day of January, 2025.

Notary Public
My commission expires: 2/27/2029



Certificate of Authenticity

I, Alex McDaniel 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 1/6/2026 (date of document).

Affiant Signature

Date 1/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER