Name and Address of New Owner:
Tony Patton
4712 Crystal Brook Drive, Nashville, TN 37013

Send Tax Bills To:
Tony Patton
4712 Crystal Brook Drive, Nashville, TN 37013

Karen Johnson Davidson County
Batch# 1370844 DEEDWARR
01/16/2026 10:11:30 AM 5 pgs
Fees: $28.00 Taxes: $584.60
20260116-0004034

This Instrument Prepared By:
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 161-05-0A-009.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **DonNa Saladino, David Fisher, and Diane Anderson, as equal tenants in common**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tony Patton, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 9, Building A on the Plan of Ashlawn Place Condominiums, as established by the Master Deed of record in Book 6607, page 596, as amended in Book 7168, page 550, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald W. Fisher by Warranty Deed from Ruby Vick, unmarried of record in Instrument No. 20131017-0108493 Register's Office for Davidson County, Tennessee, dated October 15, 2013 and recorded on October 17, 2013.

Being the same property conveyed to Fisher Co 1 LLC, a Tennessee limited liability company by Quitclaim Deed from Donald W. Fisher of record in Instrument No. 20170418-0037652 Register's Office for Davidson County, Tennessee, dated April 12, 2017 and recorded on April 18, 2017.

Being the same property conveyed to Donna Saladino, David Fisher, and Diane Anderson, as equal tenants in common by Quitclaim Deed from Fisher Co 1 LLC, a Tennessee limited liability of record in Instrument No. 20250103-0000687 Register's Office for Davidson County, Tennessee, dated January 2, 2025 and recorded on January 3, 2025.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of January, 2026.

DonNa Saladino (SEAL)

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 13th day of January, 2026, before me personally appeared DonNa Saladino, 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 13th day of January, 2026.

Bethany Shipley
Notary Signature
My commission expires: 05/24/2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $158,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

See attached

STATE OF ~~TENNESSEE~~ WISCONSIN
COUNTY OF ~~RUTHERFORD~~ WASHINGTON

Sworn to and subscribed before me this 13th day of January, 2026.

Notary Signature
My commission expires: 03/21/2028

GERALD RONALD JOHNSON III
Notary Public
State of Wisconsin

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~13th~~ 14th day of January, 2026.

_____(SEAL)
David Fisher

_____(SEAL)
Diane Anderson

STATE OF ~~TENNESSEE~~ North Dakota
COUNTY OF ~~RUTHERFORD~~ Stutsman

On this ~~13th~~ 14th day of January, 2026, before me personally appeared David Fisher ~~and Diane Anderson,~~ 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 ~~13th~~ 14th day of January, 2026.

Notary Signature
My commission expires: February 27, 2026

CANDICE M DEMPSEY
Notary Public
State of North Dakota
My Commission Expires February 27, 2026

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~13th~~ day of January, 2026.

_____(SEAL)
David Fisher

_____(SEAL)
Diane Anderson

STATE OF ~~TENNESSEE~~
COUNTY OF ~~RUTHERFORD~~

On this ~~13th~~ day of January, 2026, before me personally appeared David Fisher and Diane Anderson, 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 ~~13th~~ day of January, 2026.

_____
Notary Signature
My commission expires:

GERALD RONALD JOHNSON III
Notary Public
State of Wisconsin

Tennessee Certification of Electronic Document

I, Justin Foster 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 1-14-26 (date of document).

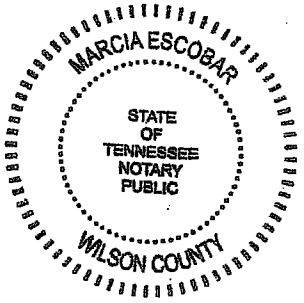
Affiant Signature

1-14-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of Jan, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027