Karen Johnson Davidson County
Batch# 1391483 DEEDWARR
03/11/2026 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $632.70
20260311-0019378

# Warranty Deed

| | |
|---|---|
| CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $171,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 6th day of March, 2026.<br>Notary Public<br>My commission expires: 11/5/29 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Dorothea Renee Fawcett | New Owner(s) | 117-11-0B-001.00-CO |
| 6045 Pasquo Road | | |
| Nashville, TN 37221 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANGELA COTTON, TRUSTEE OF THE KATHRYN ELAINE MCKISSACK FAMILY LIVING TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOROTHEA RENEE FAWCETT, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

A certain Condominium Apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 1, Building A on the plan of The Villager East, of record in Book 5200, page 235, which voids, vacates and supersedes Plat Book 5200, Page 178, in Register's Office for said County, and which plan and record thereof are incorporated herein and made hereof by reference.

Being the same property conveyed to Kathryn E. McKissack and husband, H. Ray McKissack, as tenants by the entirety by Warranty Deed from Connie Jo Lancaster, unmarried of record in Instrument No. 20010919-0101430 Register's Office for Davidson County, Tennessee, dated August 31, 2001 and recorded on September 19, 2001.

Being the same property conveyed to The Kathryn Elaine McKissack Family Living Trust by Quitclaim Deed from Kathryn E McKissack, as right of survivorship by and between Kathryn E McKissak and husband, H. Ray McKissack as tenants by the entirety of record in Instrument No. 20201030-0127161 Register's Office for Davidson County, Tennessee, dated September 03, 2020 and recorded on October 30, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3600 Hillsboro Pike Unit A1, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of March, 2026.

**Kathryn Elaine McKissack Family Living Trust**

**By:** _____
**Angela Cotten, Trustee**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angela Cotton, Trustee of the Kathryn Elaine McKissack Family Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of March, 2026.

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2026 DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: _____

**Tennessee Certification of Electronic Document**

I, Stevan T. Morris, 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 March 6. 2026

Affiant Signature

11th day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028