THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260253313

Karen Johnson Davidson County
Batch # 1398810 DEEDWARR
03/30/2026 09:21:41 AM 2 pgs
Fees: $13.00 Taxes: $1,970.25

20260330-0024819

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $532,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2026.

Notary Public
My Commission Expires:

MACKENZIE BAYTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jane Bennett Tolleson Trust u/a/d May 2, 2016 779 Trays Island Road Sapphire, NC 28774	New Owner	Tax Parcel ID No. 103 16 0H 014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samantha Fisher and Nicolas Fisher (previously incorrectly vested as Nicholas Fisher), wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jane Bennett Tolleson, Trustee of the Jane Bennett Tolleson Trust u/a/d May 2, 2016,** ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 30 of STANFORD PLACE, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 10018, Page 140 and as amended in Book 10058, Page 623; Instrument No. 20111107-0086922, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Samantha Fisher and Nicholas Fisher, wife and husband, by Warranty Deed from Sharon A. Brown Christopher and Charles E. Logsdon Christopher, wife and husband, of record in Instrument No. 20231018-0081835, in the Register's Office of Davidson County, Tennessee, dated October 18, 2023 and recorded on October 18, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT ONE, THIRD REVISION OF STANFORD CENTER, as recorded in Plat Book 5210, Page 341.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing STANFORD PLACE Condominium of record in Book 10018, Page 140 as amended in Book 10058, Page 623 and Instrument No. 20111107-0086922; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 9403, Page 504.

This is improved property located at 4040 Woodlawn Dr Unit 30 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2026.

Samantha Fisher

Nicolas Fisher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samantha Fisher and Nicolas Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2026.

Notary Public
My Commission Expires: _____

