WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-5-2026

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1409913 DEEDWARR
04/22/2026 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20260422-0033425

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria J. Sanchez Sarpec	New Owner	120-10-0-039.00
(NAME)	(NAME)	
3406 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 The William T. Fisher Revocable Trust, created June 8, 2022, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Maria J. Sanchez Sarpec and Danny Bryan Enrique, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Seven Oaks, Section No. 3, of record in Book 2083, Page 78, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to William T. Fisher and wife, Deloris Fisher by Warranty Deed from Dr. Klaus R. Metra and wife, Eugenia J. Metra, dated 01/30/1970, of record in Book 4395, Page 985, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William T. Fisher, Sr. by Quitclaim Deed from Deloris M. Fisher, dated 02/23/1989, of record in Book 7840, Page 937, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William T. Fisher, Trustee of the William T. Fisher Revocable Trust, created June 8, 2022, by Quitclaim Deed from William T. Fisher, Sr., dated 06/08/2022, of record in Instrument No. 20220622-0070767, Register's Office for Davidson County, Tennessee.

The said William T. Fisher died on 12/15/2025, and Teresa A. Fisher was appointed as Successor Trustee as evidenced in Certification of Trust included in File No. 26P107, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3406 McGavock Pike, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Effective the 17th day of April, 2026.

The William T. Fisher Revocable Trust, created June 8, 2022

By: _____
Teresa A. Fisher, Successor Trustee

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Teresa A. Fisher, Trustee of the William T. Fisher Revocable Trust created June 8, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and official seal at office on this 17th day of April, 2026.

_____
Notary Public:

My Commission Expires: 6.14.26

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174

Certificate of Authenticity

I, Holly A Mason, 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 4/17/26.

Affiant Signature

4/20/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of April, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 03/06/29

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON