26-6111

Karen Johnson Davidson County
Batch# 1427313 DEEDWARR
06/02/2026 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $769.60
20260602-0049626

PREPARED BY:
Jeremy B. Bell
Attorney at Law
Copeland & Bell, PLC
111 West Grundy Street
Tullahoma, TN 37388

OWNER and REAL PROPERTY TAX RESPONSIBILITY:
Brent Fisher & Angela Fisher
505 Chandler Place
Hermitage, TN 37076

Tax Information: Control Map 086 06, Group 0A, Parcel 505.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, CHRISTOPHER BROWN, (hereinafter "Grantor") has bargained and sold, and by these presents does hereby transfer and convey to BRENT FISHER and wife, ANGELA FISHER, (hereinafter collectively "Grantees") their heirs and assigns, a certain tract or parcel of land in the Seventh (7th) Civil District of Davidson County, Tennessee, bounded and described as follows:

> Being certain condominium apartments in Davidson County, Tennessee, being Unit 505 on the Plan of Condominium Site of Steeplechase Condominiums, as of record in Book 6816, page 483, as amended in Book 7390, page 1, Register's Office for said County.
>
> This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements, and rights of way for public utilities applicable to this property, Master Deed for Steeplechase Condominium as of record in Book 6816, page 483, and By-Laws of record in Book 6816, page 519, and all matters shown on the recorded plan referred to above.
>
> Being the same property conveyed to Millard M. Brown, Jr. from Luallen Foutch by Warranty Deed recorded May 1, 2007, as Instrument No. 20070501-0051981, in the Register's Office of Davidson County, Tennessee. Millard M. Brown, Jr. died testate on August 20, 2021, and by his Last Will & Testament, probated in the Seventh Circuit Court for Davidson County, Case No. 21P1985, the subject property was devised to Amy Lynn Brown Clark.
>
> Amy Lynn Brown Clark died intestate on October 29, 2022 and her estate was probated in the Circuit Court of Davidson County, Probate Division as Docket No. 23P1057. Amy Lynn Brown Clark was survived by only one heir at law, same being her mother, Mary Brown. Mary Brown did execute and file a disclaimer

with the Probate Court on May 22, 2023 disclaiming all interest in and to all assets of the Estate of Amy Lynn Brown Clark, which included the above described real estate. Mary Brown had only one other child which was legally adopted by Mary Brown, with said child being, Christopher Wade Brown. Mary Brown had no other children born to or legally adopted by her during her lifetime. Christopher Wade Brown was adopted by Mary Brown pursuant to Decree of Adoption from Overton County Circuit Court No. 3780-T. The TennCare release for the Estate of Amy Lynn Brown Clark was issued by the TN Division of TennCare on May 26, 2023.

Additionally, an Affidavit of Heirship recorded March 11, 2024, as Instrument No. 20240311-0016776 and Scrivener's Affidavit recorded April 24, 2024, as Instrument No. 20240424-0029394 in the Register's Office of Davidson County, Tennessee, confirm the vesting of title of said property in Christopher Wade Brown, in fee simple.

This conveyance is made subject to all matters shown on plat of record in Book 6200 Page 454, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever.

AND Grantor does covenant with the said Grantees, that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND Grantor does further covenant and bind Grantor, his heirs and assigns, to warrant and forever defend the title of said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20 day of May, 2026.

CHRISTOPHER BROWN

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally, appeared before me, a notary public in and for the said county and state, the within named Christopher Brown, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 20 day of May, 2026.

BROOKE THOMAS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Brooke Thomas
NOTARY PUBLIC
Commission Expires: 9/22/26

* * * *

I, or we, hereby swear or affirm that the actual consideration for their transfer or value of the property transferred, whichever is greater is $208,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me
this 20 day of May 2026.

Brooke Thomas
NOTARY PUBLIC
My commission expires: 9/22/26

BROOKE THOMAS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Tennessee Certification of Electronic Document

I, Bailey Warren, 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 May 20, 2026 (date of document).

Bailey Warren
Affiant Signature

6-1-2026
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202606020049626