Karen Johnson Davidson County
Batch# 1427625 DEEDWARR
06/03/2026 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260603-0050124

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of June, 2026

(Affix Seal) Notary Public

My Commission Expires: 11/14/2028

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

2026-05-4126

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ryan Tyson Rushing and Jaquelyn Faye Rushing 1319 Riverbrook Drive Hermitage, TN 37076	NEW OWNER 14 Hickory Creek Circle Mount Juliet, TN 37122	Map/Parcel 097-02-0A-304.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Molly Fisher, a single woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Tyson Rushing and Jaquelyn Faye Rushing, husband and wife**, hereinafter called the GRANTEES their heirs and assigns, that 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. 304 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 3B. Revision One of record in Plat at Instrument No. 20120502-0037433, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Molly Fisher, a single woman by Warranty Deed from Joanne Chase, Unmarried and Thomas Chase, unmarried, joint Tenants With Right of Survivorship of record in Instrument No. 20161122-0123355 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 22, 2016.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1319 Riverbrook Drive, Hermitage, TN 37076.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and 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 1 day June, 2026.

Molly Fisher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29 day of ~~June~~ May 2026, before me personally appeared Molly Fisher, 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 29 day of ~~June~~ May, 2026.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/1/2026.

Date

Affiant Signature

6/1/2026

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

