Karen Johnson Davidson County
Batch# 1438143 DEEDWARR
06/25/2026 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260625-0057400

Name and Address of New Owner:
Joshua A. Fischer
3140 Gwynnwood drive
Nashville, TN 37207

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 060-01-0-134

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Skyline Holding Group LLC, a West Virginia Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joshua A. Fischer, a married man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Golden Valley Estates, Section 1 of record in Plat Book 4175, Page 142, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Skyline Holdings Group, LLC, by Warranty Deed dated February 29, 2024 from Music City Financial, LLC, recorded March 4, 2024 in Instrument No. 20240304-0014688 in the Register's Office.

Being the same property conveyed to William A. White and wife, Jo Ann White by Warranty Deed from Jerry L. Arrington and wife, Shirley Arrington of record in Book 5408, page 629, Register's Office for Davidson County, Tennessee, dated March 20, 1979 and recorded on March 21, 1979.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed of record in Instrument No. 20240304-0014687 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of June, 2026.

Skyline Holding Group LLC, a West Virginia Limited Liability Company

By: _____ (SEAL)
Warren Lee Willard, II, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, of the state and county mentioned, personally appeared Warren Lee Willard, II, Manager of Skyline Holding Group LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Skyline Holding Group LLC, the within named bargainor, a Limited Liability Company, and that such Warren Lee Willard, II, Manager of Skyline Holding Group LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office, this 23rd day of June, 2026.

Notary Signature

Printed Name: Nichole Dowling

My commission expires: 11.26.2028

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 11-26-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 23rd day of June, 2026.

Notary Public
My commission expires: 11.26.2028
File No. 2026-8908-MA

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Ex 1-26-2028

Tennessee Certification of Electronic Document

I, Leena Malik, 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 6/23/26 (date of document).

Leena Malik
Affiant Signature

4/24/26
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 24 day of June, 2026

Notary Signature

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

My commission expires: 11.26.2028