(1)

Karen Johnson Davidson County
Batch# 1441847 DEEDWARR
07/02/2026 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260702-0059953

WARRANTY DEED

File No. EB-26-2824

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2026

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 11-08-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Platt	Pinnacle Bank	
(NAME)	(NAME)	
1215 Berry Street	21 Platform Way S, Suite 2300	053-03-0-016.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	Nashville, TN. 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Miles Fisher, single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Platt, a single woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 109, on the Plan of Section C, Village of Old Hickory, as shown on Plat of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Miles Fisher, single man by Warranty Deed from Jeffrey Allen Whitely and wife, Susan Whitely of record in Instrument No. 20230504-0033116 Register's Office for Davidson County, Tennessee, dated May 02, 2023 and recorded on May 04, 2023.

This is property more commonly known as 1215 Berry Street, Nashville, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the 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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Witness my/our hand this 26th day of June, 2026.

Miles Fisher

STATE OF MICHIGAN
COUNTY OF Washtenaw

On this 26th day of June, 2026, before me personally appeared Miles 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 26th day of June, 2026.

Notary Signature
My commission expires: 4/24/2030

Thelma M. Perry
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF Washtenaw
My Commission Expires April 24, 2030
Acting in the County of _____

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 July 1st, 2026.

Affiant
Date: July 1st, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this ____ day of _____, 20____

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC