Karen Johnson Davidson County
Batch# 1453339 DEEDWARR
08/03/2026 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,689.90
20260803-0071375

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $727,000.00.

Affiant

Subscribed and sworn to before me, this July 30, 2026.

Notary Public

My commission expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jayme Rhea McKeever and Aaron Robert Thomas		
1904B Hutton Dr	New Owner	
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jeff A. Fisher and Lisa M. Fisher, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Jayme Rhea McKeever, unmarried woman and Aaron Robert Thomas, unmarried man

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 1904 Hutton Homeowners Association, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210108-0004211, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Jeff A. Fisher and Lisa M. Fisher, husband and wife by Special Warranty Deed from Ridgemont Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20220118-0006673 Register's Office for Davidson County, Tennessee, dated December 17, 2021 and recorded on January 18, 2022.

This is [X] improved [ ] unimproved property known as 1904B Hutton Dr, Nashville, TN 37210

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

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds themselves, their 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 29th day of July, 2026.

Jeff A. Fisher

Lisa M. Fisher

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeff A. Fisher and Lisa M. Fisher, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this _____ day of July, 2026.

_____
Notary Public
My Commission Expires: _____

SEE ATTACHED CALIF ACKNOWLEDGMENT

07-21-2026

Lenders Title Company File No. TN-2603098-7524

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 07-29-2026 before me, Scott Michael Lee, Notary Public, personally appeared

Jeff A. Fisher, Lisa M. Fisher who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SCOTT MICHAEL LEE
COMM. # 2441821
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires Apr. 16, 2027

Signature of Notary Public

Scott Michael Lee

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 07-29-2026

File# AR-26-3145
(additional information)

Certificate of Authenticity

I, Christian Reynolds, 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 **July 29, 2026**.

Date

Affiant Signature

July 30, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30** day of **July**, 20____.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)