Karen Johnson Davidson County
Batch# 1456211 DEEDWARR
08/06/2026 12:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,571.50
20260806-0072528

WARRANTY DEED

CASEY A GEIMAN
Notary Public - State of Georgia
Jackson County
My Commission Expires Jul 1, 2027

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Notary Public - State of Georgia
Jackson County
My Commission Expires Jul 1, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00.

David Firth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd 4th day of August, 2026.

Casey A Geiman
Notary Public

MY COMMISSION EXPIRES: July 1, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-362

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ellis Fischer and Ashley Boudreaux (NAME)	Rocket Mortgage (NAME)	071-15-0-535
1344 Stainback Ave (ADDRESS)	1050 Woodward Avenue (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Detroit, MI 48226 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Firth and Margaret Taylor Firth, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Ellis H. Fisher, a single man, and Ashley Boudreaux, a single woman, as joint tenants with rights of survivorship** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 1344 Stainback Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 4th day of August, 2026.

GRANTOR:

David Firth

David Firth

Margaret Taylor Firth

Margaret Taylor Firth

STATE OF ~~TENNESSEE~~ Georgia)

COUNTY OF Clarke)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared David Firth and Margaret Taylor Firth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this ~~4th~~ 3rd day of August, 2026.

Casey A Geiman

Notary Public

CASEY A GEIMAN
Notary Public - State of Georgia
Jackson County
My Commission Expires Jul 1, 2027

My Commission Expires: July 1, 2027

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of THE HIGHLAND LAND CO'S SUBDIVISION of record in Plat Book 421, Page 14, 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 David Firth, an unmarried man, by Warranty Deed from Jill Wilk and Russell Wilk, wife and husband, of record in Instrument No. 20210212-0020407, Register's Office for Davidson County, Tennessee, dated February 11, 2021 and recorded on February 12, 2021. The said David Firth having since married Margaret Taylor Firth. Margaret Taylor Firth joins in on the execution and conveyance of this property to convey any and all marital interests and rights she may have in and to said property.

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8/3/26.

Affiant Signature 8/3/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 3 day of August, 2026.

Notary Signature

My Commission Expires: 5/12/30

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON