Karen Johnson Davidson County
Batch# 383147 DEEDWARR
04/08/2020 11:37:30 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20200408-0036994

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/09/2022
(AFFIX SEAL)

MATTHEW C PIETSCH STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Fleming	Michael Fleming	131070J00200CO
(NAME)	(NAME)	
4410 B Lone Oak Road	4410 B Lone Oak Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Debbie Johnson Taylor,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Fleming, a single man**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit B on the Plan of Lone Oak Place Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions, and By-Laws of Lone Oak Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20100224-0014019, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of record, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20100224-0014019, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Oscar J. Johnson and wife, Dorothy B. Johnson by deed dated March 26, 2010 from Haury & Smith Contractors, Inc., of record in Instrument No. 20100330-0023598, Register's Office for Davidson County, Tennessee. The said Oscar J. Johnson died July 30, 2018 survived by his wife, Dorothy B. Johnson who thereafter died on February 7, 2019. By Last Will and Testament probated in the Seventh Circuit Court of Davidson County, Tennessee Probate No. 19P440 said property was Devised to **Debbie Johnson Taylor.**

unimproved ☐

This is improved ☑ property, known as 4410 B Lone Oak Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this **27th** day of **March, 2020.**

Debbie Johnson Taylor also known as Debra D. Johnson Taylor

~~May 03, 2021~~

State of Tennessee
County of Davidson

On this 27th day of March, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Debbie Johnson Taylor, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 27th day of March, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 20-Fleming

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/20/2022

Notary Seal (if on paper)