THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $715,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2020.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 427142 **DEEDWARR**
06/26/2020 12:49:32 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20200626-0069454

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julia E. Fleming, Trustee 4412 Elkins Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 16 0 064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Edward Smith, Jr, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julia E. Fleming, Trustee of the Julia E. Fleming 2020 Revocable Trust, dated May 14, 2020** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 311, Block 13, CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, a Plan of which is of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the Northeast corner of Elkins Avenue, formerly Second Avenue, and 45th Avenue North, formerly Fourth street, and running thence Eastwardly 40 feet along the Northern margin of said Elkins Avenue; thence at right angles Northwardly and Parallel with 45th Avenue 150 feet to the South margin of an alley; thence Westwardly along the Southern margin of said alley 40 feet to the East margin of 45th Avenue, 150 feet to the beginning.

Being the same property conveyed to Daniel Edward Smith, Jr., by Warranty Deed from White & Knight Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181227-0125475, in the Register's Office of Davidson County, Tennessee, dated December 21, 2018 and recorded on December 27, 2018.

Being the same property conveyed to White & Knight Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Regina Gammon, Personal Representative for the Estate of Helen Carletello, of record in Instrument No. 20170222-0017882, in the Register's Office of Davidson County, Tennessee, dated February 17, 2017 and recorded on February 22, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 103.

This is improved property located at 4412 Elkins Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2020.

Daniel Edward Smith, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Edward Smith, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2020.

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Notary Public