Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 431353 DEEDWARR
07/07/2020 08:35:05 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200707-0072664

39-B
File #20-1214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica N. Fleming, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas Keller Oberle, a single man**, hereinafter called the **Grantee**, Grantee's 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 Lot No. 539 on the Plan of Section 8, Charlotte Park Subdivision, as of record in Plat Book 2900, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jessica N. Fleming by final order from Johnny W. Fleming, III, dated February 24, 2017, of record in Inst. 20170224-0018689, Register's Office for Davidson County, Tennessee. Jessica Fleming is now married to Nicholas Smith and he joins in this conveyance to convey any and all marital interest in subject property.

Being the same property conveyed to Johnny W. Fleming III and Jessica N. Fleming, dated September 27, 2001, of record in Inst. No. 20011009-0109829, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6404 Thunderbird Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Nicholas Keller Oberle
6404 Thunderbird Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
Quicken Loans
1050 Woodward Ave.
Detroit, MI 48226

TAX MAP-PARCEL #:
090-16-0-241.00

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ARE-206404

WITNESS THE EXECUTION HEREOF this 2nd day of July, 2020.

Jessica N. Fleming

Nicholas Smith

State of Tennessee)
County of Davidson)

On this 2nd day of July, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jessica N. Fleming and Nicholas Smith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 275,000.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of July, 2020.

Notary Public

My Commission Expires: _____

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023