This Instrument Prepared By ~~and Returned For~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203808

~~After Recording Return To The Above.~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$426,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30 day of October, 2020.

Notary Public
My Commission Expires: 1-3-22

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARY FRANCES

Karen Johnson Davidson County
Batch# 509913 DEEDWARR
11/06/2020 02:02:40 PM 2 pgs
Fees: $13.00 Taxes: $1,576.20

20201106-0130690

WARRANTY DEED

THIS INDENTURE, made this 30 day of October, 2020, among:

CHAD J. ATKINSON AND KATHERINE HONEA, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NATHANIEL FLEMING AND TYNE MILLER-FLEMING, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 335 and 336 on the Plan of Highland Land Company Subdivision of record in Plat Book 421, Page 14, in the Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

Said Lot Nos. 335 and 336 front 25 feet East on the Westerly side of Pennock Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Chad J. Atkinson and Katherine Honea by Warranty deed from Randy Frase of record in Instrument No. 20131122-0120481 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 22, 2014. Being also known as 1420 Pennock Ave Nashville, Tennessee 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BHLS-20-1420

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Chad J. Atkinson

Katherine Honea

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Chad J. Atkinson and Katherine Honea**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2020.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Nathaniel Fleming and Tyne Fleming
Address: 1420 Pennock Ave
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: NEW OWNERS
Address:
City, State, Zip:

Tax ID: 071-11-0-221.00