Karen Johnson Davidson County
Batch# 567035 DEEDWARR
02/03/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $4,325.30
20210203-0015599

20201798R	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $1,169,000.00. Emily Dudley Affiant Subscribed and sworn to before me, this the 1st day of February, 2021. Julie Bailey Notary Public My commission expires: 9-2-2024

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Magnus Bjorn Fleming and Ashlye Fleming	First Bank	**104-06-0-097.00**
3311 Acklen Avenue	1817 West End Avenue	
Nashville, TN 37212	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Chadrick Thompson Martin and Heather Smith Martin, Trustees of The Chad and Heather Martin Living Trust dated October 19, 2011

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Magnus Fleming and Ashlye Fleming, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Bransford Realty CO's West End Heights Subdivision of record in Plat Book 332, Page (s) 124 and 125, 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 Chadrick T. Martin and Heather S. Martin, husband and wife by Warranty deed from Little Village Home, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20121219-0116879 Register's Office for Davidson County, Tennessee, dated December 14, 2012 and recorded on December 19, 2012.

Being the same property conveyed to Chadrick Thompson Martin and Heather Smith Martin, Trustee under the Chad and Heather Martin Living Trust Dated October 19, 2011 by QuitClaim deed from Chadrick T. Martin and wife, Heather S. Martin of record in Instrument No. 20160405-0032675 Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on April 05, 2016

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 3311 Acklen Avenue, Nashville, TN 37212.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 EFFECTIVE AS OF 1st day of February, 2021:

The Chad and Heather Martin Living Trust dated October 19, 2011

By: Chadrick T. Martin

Chadrick Thompson Martin, Trustee

By:

Heather Smith Martin, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

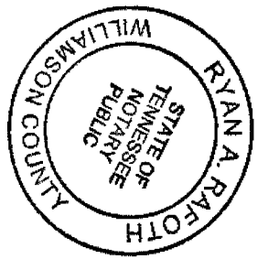
INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Chadrick Thompson Martin and Heather Smith Martin, Trustees of The Chad and Heather Martin Living Trust dated October 19, 2011, 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, at office, this the 1st day of February, 2021.

My Commission Expires: 5/18/24

Notary Public



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

