THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP.
600 Clubhouse Dr
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 624450 DEEDWARR
04/28/2021 10:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210428-0056612

MAIL TAX STATEMENTS TO:
Caitlin A. Nelson
3907 BRUSH HILL ROAD, NASHVILLE TN, 37216

Warranty Deed

TRANSFER BETWEEN SPOUSES OR FAMILY MEMBERS - EXEMPTION CODE 66-5-209(5)

THIS INDENTURE, Made this 15 day of April, 2021, by and between **Caitlin A. Nelson, a married woman** of the County of **DAVIDSON**, State of Tennessee, party/parties of the first part, **Caitlin A. Nelson and Neil A. Fladung, wife and husband as joint tenants with right of survivorship,** of the County of **DAVIDSON**, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is **3907 BRUSH HILL ROAD, NASHVILLE TN, 37216**).

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of **DAVIDSON**, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

Property Address: **3907 BRUSH HILL ROAD, NASHVILLE TN, 37216**

BEING the same premises transferred in a deed dated **6/12/2015** and recorded **6/16/2015** in the **DAVIDSON** County Recorder's Office in Instrument Number **20150616-0057430**, granted and conveyed to **Caitlin A. Nelson, a married woman**, the Grantors herein.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has executed this deed this 15 day of April, 2021.

Caitlin A. Nelson

State of Tennessee

County of Davidson (SS)

On this 15 day of April in the year 2021, before me, the undersigned notary public, personally appeared Caitlin A Nelson,

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Notary Public

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

OATH OF VALUE

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 0.00.

Affiant

Subscribed and sworn to before ~~me this~~ 15 day of April, 2021.

Notary Public
My Commission Expires: 8-22-2023

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: **1644948**

TAXPAYER/OWNER: **Caitlin A. Nelson**
ADDRESS: **3907 BRUSH HILL ROAD, NASHVILLE TN, 37216**

Exhibit A
Legal Description

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 OF BLOCK "I" ON THE PLAN OF JACKSON PARK, SECTION 3, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY JAMES A. HAMILTON, SURVEYOR, DECEMBER 6, 1948, AS FOLLOWS:

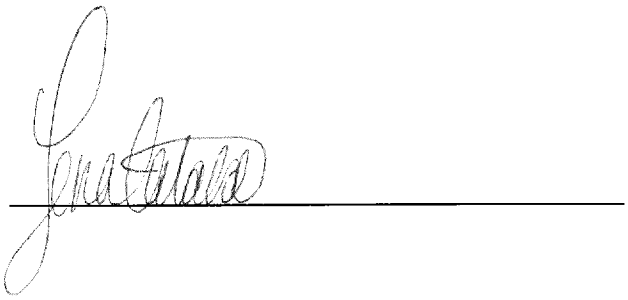
BEGINNING ON THE WESTERLY MARGIN OF BRUSH HILL ROAD, AT THE CORNER OF LOTS NOS. 5 AND 6, SAID BEGINNING POINT BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO G.D. KITCHEN AND WIFE, ELSIE EARL KITCHEN, BY DEED FROM JACKSON REALTY COMPANY, INC., OF RECORD IN BOOK 1730, PAGE 501, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE LINE BETWEEN LOTS NOS. 5 AND 6 AND KITCHEN'S SOUTH LINE, WESTWARDLY 265 FEET, MORE OR LESS, TO THE CORNER OF LOTS NOS. 5, 6, 11 AND 12; THENCE WITH THE LINE BETWEEN LOTS NOS. 6 AND 11, SOUTHWARDLY 168.8 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT NO. 7; THENCE WITH THE LINE BETWEEN LOTS NOS. 6 AND 7, EASTWARDLY 265 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF BRUSH HILL ROAD; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD, NORTHWARDLY 150 FEET TO THE BEGINNING.

Being the same property as conveyed from Ginny Tacker and Mike Miller, Trustees of the Inglewood Methodist Church to Caitlin A. Nelson, a married woman as set forth in Deed Instrument #20150616-0057430, recorded 06/16/2015, DAVIDSON County, TENNESSEE.

PROPERTY ADDRESS: **3907 BRUSH HILL ROAD, NASHVILLE TN, 37216**
TAX ID: **062 09 0 002.00**

TRUE COPY CERTIFICATION

I, Lena Cataldo, 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 this is a true and correct copy of the original document executed and authenticated according to law.



State of Pennsylvania

County of Allegheny

Before me, Kimberly Ann Protch, the undersigned officer, personally appeared Lena Cataldo, known to me (or satisfactorily proven) to be the person who's name is subscribed to the within instrument, and acknowledged that (he/she/they) executed the same for purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Kimberly Ann Protch

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Ann Protch, Notary Public
Allegheny County
My Commission Expires 11/02/2024
Commission Number 1386281

Notary public

Printed name: Kimberly Ann Protch

Mu Commission expires: NOV 02 2024