Karen Johnson Davidson County
Batch# 658700 DEEDWARR
06/17/2021 10:07:42 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20210617-0081849

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

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

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Stephon Fleming<br>2553 Jordan Ridge Dr<br>Nashville, TN 37218 | New Owner | 150-11-0-094.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monica Pruitt, a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Stephon Fleming and Kelli Fleming, husband and wife, and IRA Innovations, LLC FBO Account #2201079,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Towne Village of the Country, Section III, as of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bradley Duke by Cash Deed for Tennessee from The Secretary of Housing and Urban Development dated March 4, 2011 of record as Instrument No. 20110311-0019382, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Bradley J. Duke and wife, Donna J. Duke, by Quitclaim Deed from Bradley Duke dated March 11, 2011 of record as Instrument No. 20110412-0028097, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Monica Pruitt by Warranty Deed from Bradley J. Duke and wife, Donna J. Duke, dated June 1, 2001 of record as Instrument No. 20210608-0076887, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This property is improved property known as 3004 Towne Valley Rd, Antioch, TN 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 15th day of June, 2021.

Monica Pruitt by Rodney Pruitt,
Her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rodney Pruitt**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Monica Pruitt**, and who acknowledged that he executed the same as the free act and deed of **Monica Pruitt**.

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of June, 2021.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2021067100