WARRANTY DEED

Karen Johnson Davidson County
Batch# 696326 DEEDWARR
08/12/2021 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20210812-0108947

File No. JN-21-1043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Edmund Hlavin and Karen Marie Hlavin	New Owner	
(NAME) 744 Falls Circle	(NAME)	084-05-0B-054.00-CO
(ADDRESS) Lake Forest, IL 60045	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Rhonda Kye Fleming, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Edmund Hlavin and Karen Marie Hlavin, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 54 on the Plan of East Greenway Park, a Townhouse Planned Unit Development, as shown on Exhibit "B" of East Greenway Park, of record in Instrument No. 20160707-0069540, as amended in Instrument No. 20161020-0110945 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more for more complete description of the property.

Being the same property conveyed to Bethany A. Jackson and Trevor M. Jackson, wife and husband by Warranty deed from East Greenway Park, LLC, a Tennessee limited liability Company of record in Instrument No. 20171206-0124652 Register's Office for Davidson County, Tennessee, dated December 04, 2017 and recorded on December 06, 2017.

Being the same property conveyed to Rhonda Kye Fleming, unmarried woman by Warranty deed from Bethany A. Jackson and Trevor M. Jackson of record in Instrument No. 20200218-0017883 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 18, 2020.

This is property more commonly known as 3400 Shelby Bottoms Bend, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 6th day of August, 2021.

Rhonda Kye Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2021, before me personally appeared Rhonda Kye Fleming, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE DAVIDSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/06/2021.

Date

Affiant Signature

08/11/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON