Karen Johnson Davidson County
Batch# 710404 DEEDWARR
09/07/2021 09:50:38 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20210907-0119340

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Stephanie Waddell
Affiant

Subscribed and sworn to before me, this 1st day of September 2021.

Notary Public
My commission expires: 3-3-2025

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/03/2025
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
James and Meg Investments, LLC 2307 Stockwood Trail Thompsons Station, TN 37179	New Owner	073-09-0-053.00

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, **Stephon D. Fleming and Kelli M. Fleming, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James and Meg Investments, LLC, a Tennessee limited liability company,** 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. 64 on the Plan of Gibson Heights, as of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee, to which plan of record is hereby referenced for a more complete description of said lot.
>
> Being the same property conveyed to Stephon D. Fleming and Kelli M. Fleming, husband and wife, by Quitclaim Deed from Kelli M. Fleming f/k/a Kelli M. Orr dated November 30, 2020 of record as Instrument No. 20201214-0146921, 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. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2419 McGinnis Dr, Nashville, TN 37216

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SRN-21-2419

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 1st day of September, 2021.

Stephon D. Fleming

Kelli M. Fleming

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 **Stephon D. Fleming and Kelli M. Fleming,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 1st day of September, 2021.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2021087167