Karen Johnson Davidson County
Batch# 724755 DEEDWARR
09/27/2021 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20210927-0129536

Prepared by:
+ Return to
615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of September, 2021.

Notary Public
My Commission Expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2021-503

Address of New Owner:	Send Tax Bills to:	Tax Information:
Suzanne B. Fleming & Claude L. Fleming, III and Claude L. Fleming, Jr.	New owner	
1505 Strong Aly		187-05-0A-002.00-CO
Nashville, TN, 37135		

WARRANTY DEED

For and in 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, we

Matthew McElveen and Hannah McElveen, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Suzanne B. Fleming, Claude L. Fleming, III and Claude L. Fleming, Jr., as joint tenants with the right of survivorship,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Burkitt Springs, Phase 4B of record in Plat at Instrument No. 20160802-0079556, as corrected by Scrivener' s Affidavit of Plat Correction in Instrument No. 20190109-0002443, 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 Matthew McElveen and Hannah McElveen, husband and wife by Warranty Deed from Regent Homes LLC, a Tennessee limited liability company of record in Instrument No. 20190416-0034833 Register's Office for Davidson County, Tennessee, dated April 16, 2019 and recorded on April 16, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1505 Strong Aly, Nashville, TN 37135.**

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

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 our hands this 23rd day of September, 2021.

Matthew McElveen

Hannah McElveen

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 Matthew McElveen and Hannah McElveen, 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 and official seal at Franklin, Tennessee, this 23rd day of September, 2021.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

Certificate of Authenticity

I, Nick Harris, 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 9-23-2021.

Date

Affiant Signature

9-23-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of September, 2021.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON