Karen Johnson Davidson County
Batch# 738887 DEEDWARR
10/18/2021 03:42:45 PM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20211018-0139888

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $605,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of October, 2021.

Notary Public:
My Commission Expires:

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Ashley Williams McDermott 809 Berwick Trail Madison, TN 37115	New Owner Legacy Home Loans 4004 Hillsboro Pke #216B Nashville, TN 37215	052-06-0-030.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alvin A. Fleck and wife, Gaetha F. Fleck**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Ashley ~~Williams~~ McDermott**, a **single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Pickett Heights Section II, as of record in Book 2330, Page 79, said Register's Office.

Beginning on the northerly margin of Berwick Trail at the corner of Lots Nos. 15 and 16; thence with the line between said two lots northerly 205 feet; thence south 86°04' East 187.4 feet; thence southerly around a slight curve having a radius of 640.3 feet 132.6 feet to the beginning of another curve; thence around said curve having a radius of 25 feet southwesterly 39.3 feet to the northerly margin of Berwick Trail; thence with the same south 79° 10' West 143 feet to the beginning.

BEING the same property conveyed to Alvin A. Fleck and wife, Gaetha F. Fleck by Warranty Deed from Selby S. Coffeen and wife, Ella Gene Coffeen, dated 6/16/1977 and recorded 6/17/1977 in Book 5160, Page 885, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters shown on plat of record in Plat Book 2330, Page 79, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (__X__) improved (____) unimproved property, known as: 809 Berwick Trail, Madison, TN 37115

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-21-809

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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(s) this the 13th day of October, 2021.

Alvin A. Fleck

Alvin A. Fleck

Gaetha F. Fleck

Gaetha F. Fleck

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Alvin A. Fleck and Gaetha F. Fleck, the bargainor(s), 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, this 13th day of October, 2021.

Commission Expires: 10/18/22

Brenda Huntsman

Notary Public: Brenda Huntsman

