Return to:
Kirby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File No. ~~ES-EXP-21-1045~~

This Instrument Prepared By ~~and Returned To:~~ Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216175 ~~**After Recording Return To The Above.**~~	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$350,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 29th day of November, 2021. Notary Public My Commission Expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 764429 **DEEDWARR**
12/01/2021 12:34:35 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20211201-0158815

WARRANTY DEED

THIS INDENTURE, made this 29th day of November, 2021, among:

CLAUDE L. FLEMING, III AND SUZANNE B. FLEMING, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

WILLIAM CHASE SATTERWHITE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being all of Lot No. 61, on the Plan of First Revision, Phase Two-Section Three, Brookside Woods, a Planned Unit Development, as shown by plat appearing of record in Instrument No. 20000512-0048125, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Claude L. Fleming, III and Suzanne B. Fleming, husband and wife by Warranty deed from Jacqueline A. Qualls, unmarried of record in Instrument No. 20030919-0138878 Register's Office for Davidson County, Tennessee, dated September 17, 2003 and recorded on September 19, 2003.

Being also known as 1045 Brookside Woods Blvd Hermitage, Tennessee 37076.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Claude L. Fleming, III

Suzanne B. Fleming

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Claude L. Fleming, III and Suzanne B. Fleming, the within named 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 29th day of November, 2021.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: William Chase Satterwhite
Address: 1045 Brookside Woods Blvd
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: William Chase Satterwhite
Address: 1045 Brookside Woods Blvd
City, State, Zip: Hermitage, TN 37076

Tax ID: 075-12-0B-074.00-CO