Return To:
American Title and Escrow, LLC
2615 Medical Center PKWY
Suite 1560
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 838995 DEEDWARR
04/13/2022 11:00:39 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20220413-0042798

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/26/22

(AFFIX SEAL)

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0109

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steven D. Larson, single man	Mortgage Research Center, LLC	Map: 08116013800
(NAME) 1400 11th Avenue N.	(NAME) 1400 Veterans Limited Dr.	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($490,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TERESA C. FLEMING F/K/A TERESA CLAYBROOKS MICHAEL AND HUSBAND, TOMMY FLEMING,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEVEN D. LARSON, SINGLE MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described property located in Davidson County, Tennessee, to-wit:

The Westerly part of Lot Number 406, on the Plan of McGavock's Town North Nashville of record in Book 21, Page 23, in the Register's Office for Davidson County, Tennessee, and described in Book 547, Page 3, to which reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Claybrooks Michael, by deed from The Bank of New York Mellon (fka The Bank of New York) on behalf of CIT Mortgage Loan Trust, 2007-1, of record in Instrument No. 20110715-0054200, dated April 22, 2011, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 23 and Book 547, Page 3 said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1400 11th Avenue N., Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 17th day of March, 2022.

Teresa C. Fleming
Teresa C. Fleming

Tommy Fleming
Tommy Fleming

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 Teresa C. Fleming and Tommy Fleming, 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, 17th day of March, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY