Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-KU-22-656

Karen Johnson Davidson County
Batch# 871440 DEEDWARR
06/14/2022 01:44:56 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20220614-0067769

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this 7th **day of MAY, 2022.**

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Stephen Michael Adam 2199 Pinon Drive Erie, CO 80516	NEW OWNER	135160B12700CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Brandon Fletcher, married,** hereinafter referred to as GRANTORS, have bargained and sold, and do hereby transfer and convey to **Stephen Michael Adam and Ashlie Katrese Adam, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 127 ON THE PLAN OF WOODRIDGE AT NASHBORO VILLAGE, NASHBORO VILLAGE - TRACT 11 OF RECORD IN INSTRUMENT NO. 20021120-0143949, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF WOODRIDGE AT NASHBORO VILLAGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED BY DECLARATIONS, COVENANTS, CONDITIONS, AND RESTRICTION OF RECORD IN INSTRUMENT NO. 20021104-0134724, AMENDED IN INSTRUMENT NO. 20030610-0080281, AND INSTRUMENT NO. 20050520-0056888, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES BRANDON FLETCHER, MARRIED, BY DEED FROM MILES E. HUTCHERSON AND CHRISTIAN A. HUTCHERSON, HUSBAND AND WIFE, DATED JUNE 24, 2019, OF RECORD IN INSTRUMENT NO. 20190626-0062037, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The subject property is not the principal or marital residence of the grantor and his spouse.

This property is improved property known as 656 Flintlock Court, Nashville, TN 37217.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments,

covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenant with Grantees that Grantor are lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31 day of MAY, 2022.

Charles Brandon Fletcher

Acknowledgment

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Brandon Fletcher, the herein bargainors, 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 seal this 31 day of MAY, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON