Karen Johnson Davidson County
Batch# 880877 DEEDWARR
06/29/2022 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $6,456.50
20220629-0075514

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541207**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,745,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2022. Notary Public My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Magnus Fleming and Ashlye C. Fleming 2018 10th Avenue South Nashville TN 37204	Send Tax Bills To: UNITED WHOLESALE MTG LLC 585 SOUTH BOULEVARD E. PONTIAC, MI 48341	Tax Information: Tax Parcel ID No. 105 09 0 479.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Aylward and Laura G. Aylward, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Magnus Fleming and Ashlye C. Fleming, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Part of Lot 12, W.L.B. Lawrence Plan of Lots, as recorded in Instrument Number 20180515-0046178, 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 Richard Aylward and Laura G. Aylward, Husband and Wife, by Warranty Deed from Magness Group, Inc., A Tennessee Corporation, of record in Instrument No. 20201019-0121566, in the Register's Office of Davidson County, Tennessee, dated October 16, 2020 and recorded on October 19, 2020.

Being the same property conveyed to Magness Group, Inc., A Tennessee Corporation, by Quitclaim Deed from 2020 10th Avenue South, G.P., a Tennessee General Partnership, of record in Instrument No. 20200929-0112190, Register's Office for Davidson County, Tennessee, dated September 17, 2020 and recorded on September 29, 2020.

Being part of the same property conveyed to 2020 10th Ave, GP, A Tennessee General Partnership, by Warranty Deed from Estate of Gwendolyn Street (F/K/A Gwendolyn J. Murray), of record in Instrument No. 20180427-0040065, Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 27, 2018. Gwendolyn J. Street having since died on July 22, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Part of Lot 12, W.L.B. Lawrence Plan of Lots, as recorded in Plat Instrument No. 20180515-0046178.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.L.B. Lawrence Plan, as recorded in Plat Book 21, Page(s) 148.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Structure recorded in Instrument No. 20200305-0024751.

This is improved property located at 2018 10th Avenue South Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2022.

Richard Aylward by Ryan Dieck, Attorney in fact
Richard Aylward
By: Ryan Dieck, Attorney in Fact

Laura G. Aylward by Ryan Dieck, Attorney in fact
Laura G. Aylward
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Richard Aylward and Laura G. Aylward and that he is authorized by Richard Aylward and Laura G. Aylward to execute this instrument on their behalf.

WITNESS my hand, at office, this 17th day of June, 2022.

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/29/2022 ____ (date of document).

Affiant Signature

06/29/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025