WARRANTY DEED

Karen Johnson Davidson County
Batch# 893544 **DEEDWARR**
07/25/2022 02:18:33 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20220725-0084841

G-VRES-22-1048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas Fleming and Talbot Fleming	**Mortgage Investors Group**	
(NAME)	(NAME)	**052-04-0-043.00**
1048 Mallow Drive	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYROD PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS FLEMING AND TALBOT FLEMING, BOTH UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section 1 Revised Arrowhead Estates of record in Plat Book 4955, Page 27, 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 TyRod Properties, LLC by Quit Claim deed from Centennial Construction, LLC, a Tennessee Limited Liability Company, and Sullivan Roofing, Siding, Cotracting, Inc., a Tennessee Corporation of record in Instrument No. 20180723-0071643 Register's Office for Davidson County, Tennessee, dated July 17, 2018 and recorded on July 23, 2018.

Being the same property conveyed to Centennial Construction, LLC, a Tennessee Limited Liability Company and Sullivan Roofing, Siding, Contracting, Inc., a Tennessee Corporation by Quit Claim deed from Lee Bryan and wife, Julie Bryan of record in Instrument No. 20171115-0117260 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 15, 2017.

Being the same property conveyed to Lee Bryan and wife, Julie Bryan, as tenancy by the entireties by Quitclaim deed from Julie Bryan, also known as or formally known as Julie Arnett of record in Book 9312, page 232, Register's Office for Davidson County, Tennessee, dated April 11, 1994 and recorded on April 14, 1994.
Rerecord Quitclaim Deed in Book 9435, page 374, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George C. Arnett and wife, Julie Arnett by Warranty Deed from Debie Kate Bower, a Single Person of record in Book 6402, page 104, Register's Office for Davidson County, Tennessee, dated October 11, 1984 and recorded on October 12, 1984.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 27, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5154, Page 59, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1048 Mallow Drive, Madison, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF JULY, 2022.

Tyrod Properties, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TYROD PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of July, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212