Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 1 day of August 2022.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephon Fleming 2553 Jordan Ridge Drive Nashville, TN 37218	News Owner	075-07-0-270.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anna R. Shannon, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Stephon Fleming and Kelli Fleming, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 46-B on the Plan of Rachel's Square, Section Two, (now Colony Downs) Zone Lot Division Lots 23, 27, 29, 30, 31, 32, 33, 34, 37, 38, 40, 41, 42, 43, 45, 46, and 48, as shown by plat of record in Book 6250, page 540, being part of the plat of record in Book 6250, pages 538 through 543 (inclusive), which amends Book 5200, pages 623 through 625 (inclusive), of record in the Register's Officer for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate description of said lot.
>
> Being the same property conveyed to Anna R. Shannon, unmarried, by Warranty Deed from Kelly M. Perkins Austin, dated August 28, 2003 of record as Instrument No. 20030904-0128662, Register's Officer for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 308 Andrew Jackson Place, Hermitage, TN 37076

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 897997 DEEDWARR
08/03/2022 09:54:59 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20220803-0088333

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 the 1st day of August, 2022.

Anna R. Shannon

Anna R. Shannon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anna R. Shannon,** the bargainor(s), 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 official seal at Franklin, Tennessee, this the 1st day of August, 2022.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2022077501