Karen Johnson Davidson County
Batch# 929585 DEEDWARR
10/14/2022 11:02:16 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20221014-0112755

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-23-25
(AFFIX SEAL)

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2022-0558

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Stephon Fleming and Kelli Fleming	NEW OWNER	
(NAME)	(NAME)	163020C04200CO
2553 Jordan Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CARRIE Y. RUSSELL AKA CARRIE Y. RUSSELL-BRYANT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHON FLEMING AND KELLI FLEMING, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Unit No. 187 on the Horizontal Property Regime for Autumn Ridge Townhomes, as recorded in the Master Deed of record as Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, Instrument No.

20080108-0002295 and as corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to CARRIE Y. RUSSELL-BRYANT AND JOHN L. BRYANT, WIFE AND HUSBAND, by deed from JAMES RUSSELL AND WIFE STELLA, of record in Instrument No. 20130801-0080398, dated July 30, 2013, said Register's Office. CARRIE Y. RUSSELL-BRYANT AND JOHN L. BRYANT have since been divorced by Final Decree of record in Docket No. 17D776 in the Third Circuit Court for Davidson County, Tennessee, dated August 9, 2017. Pursuant to said Decree, CARRIE Y. RUSSELL-BRYANT has been restored to her maiden name of CARRIE YVETTE RUSSELL. JOHN L. BRYANT has subsequently conveyed his interest In said property to CARRIE Y. RUSSELL by quitclaim deed of record in Instrument No. 20211122-0155033, dated November 21, 2021, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1382 Rural Hill, Unit 187, Antioch, TN 37013
(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 11th day of October, 2022.

Carrie Y. Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of October, 2022, before me personally appeared Carrie Y. Russell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON