Karen Johnson Davidson County
Batch# 933459 DEEDWARR
10/25/2022 08:17:30 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20221025-0115482

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Edith Csaba-Gallant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

G-BMR-22-931

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)
Gallant Joint Revocable Trust	Blair Gallant	
(NAME) **931 Beech Bend Drive**	(NAME) 888 N Preakness Drive	**156-02-0-208-00**
(ADDRESS) **Nashville, TN 37221-3534**	(ADDRESS) Eagle, Idaho 83616	
(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, **MATT FLEMING AND CADE W. FLEMING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALFRED BLAIR GALLANT AND EDITH CSABA-GALLANT, TRUSTEES OF THE GALLANT JOINT REVOCABLE TRUST DATED OCTOBER 26, 2021,** 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. 760 on the Plan of Harpeth Woods, Section Four of record in Plat Book 5200, Page 560, 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 Matt Fleming, an unmarried man by Warranty Deed from George Brandt, a married man a 1/2 undivided interest Eric Sox, a married man a 1/2 undivided interest of record in Instrument No. 20170921-0096726 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 21, 2017.

Being the same property conveyed to Matt Fleming and Cade W. Fleming, husband and wife, as joint tenants with right of survivorship by Quitclaim Deed from Matt Fleming, a married person, who acquired title as an unmarried man, herein joined by his spouse cade W. Fleming of record in Instrument No. 20201214-0147208 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on December 14, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 560, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6097, Page 560, in the Register's Office for Davidson County, Tennessee.
- Water (Riparian Rights) - (a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Harpeth River without diminution or pollution and the consequence of any past or future change in the location of Harpeth River;(b) riparian rights incident to premises;(c) rights of upper and lower riparian owners in and to the waters of Harpeth River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;(d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **931 Beech Bend Drive, Nashville, Tennessee 37221-3534**.

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 24th DAY OF OCTOBER, 2022.

Matt Fleming

Cade W. Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATT FLEMING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CADE W. FLEMING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

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

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

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 24 day of October, 2022.

10/24/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 24 day of October, 2022.

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Commission Expires: January 10, 2023