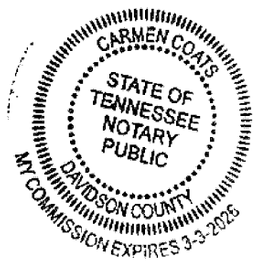
Karen Johnson Davidson County
Batch# 958051 DEEDWARR
01/05/2023 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230105-0000942

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $700,000.00. Affiant Subscribed and sworn to before me, this the 14th day of December, 2022. Notary Public My commission expires: 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel Fleisher	New Owner	145-07-0-036.00
1608 Fatherland Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JESSE FLEISHER AND DANIEL FLEISHER, CO-EXECUTORS OF THE ESTATE OF LEE HERBERT FLEISHER WHOSE ESTATE HAS BEEN PROBATED IN CASE NO. 21P-1798 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION AND JESSE FLEISHER AND DANIEL FLEISHER, CO-EXECUTORS OF THE ESTATE OF NANCY MURPHREE FLEISHER, WHOSE ESTATE HAS BEEN PROBATED IN CASE NO. 21P-1799 IN THE SEVENTH CIRCUIT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL FLEISHER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 3 on the Plan of Revised Plan of Anderson Heights of record in Plat Book 4175, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Together with a common drive, not publicly maintained, appurtenant to said Lot No. 3, for the purpose of providing ingress to and egress from said Lot No. 3 from and to Granny White Pike, as shown on said plan.

Being the same property conveyed to Lee H. Fleisher and wife, Nancy C. Fleisher by Warranty deed from William O. Mitchell, Jr., and wife, Edith C. Mitchell of record in Book 6885, page 81, Register's Office for Davidson County, Tennessee, dated June 10, 1986 and recorded on June 12, 1986.

Being the same property conveyed to James C. Gooch Trustee by Warranty Deed from Lee H. Fleisher and Nancy C. Fleisher, of record in Instrument No. 20080811-0082386 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 11, 2008 and within the same deed the said James C. Gooch Trustee conveyed his interest in the subject property to Lee H. Fleisher and wife, Nancy C. Fleisher, as equal tenants in common. Lee H. Fleisher having since died on June 9, 2021 and Nancy C. Fleisher having since died on June 17, 2021. The estate of Lee Herbert Fleisher has been probated in Case No. 21P-1798 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, naming Jessee Fleisher and Daniel Fleisher as co-executors. The estate of Nancy Murphree Fleisher has been probated in Case No. 21P-1799 in the Seventh Circuit for Davidson County, Tennessee, Probate Division, naming Jesse Fleisher and Daniel Fleisher as co-executors.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5165 Granny White Pike, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of December, 2022.

Estate of Lee Herbert Fleisher

By: _____
Jesse Fleisher, Co-Executor

By: _____
Daniel Fleisher, Co- Executor

Estate of Nancy Murphree Fleisher

By: _____
Jesse Fleisher, Co-Executor

By: _____
Daniel Fleisher, Co- Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jesse Fleisher and Daniel Fleisher , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executors of the Estates of Lee Herbert Fleisher and Nancy Murphree Fleisher, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estates for the purposes therein contained.

Witness my hand and seal this 14th day of December, 2022.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 5, 2023 (date of document).

Affiant Signature

January 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023