Karen Johnson Davidson County
Batch# 987506 DEEDWARR
04/03/2023 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,241.35
20230403-0023831

Prepared by:

Steltemeier and Westbrook, PLLC
220 Second Avenue South
Franklin, Tennessee 37064

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,500.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2023.

Notary Public

My Commission Expires: 3/6/24

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

23-0039

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jerry Wimberly		
P.O. Box 110121	NEW OWNER	133-15-0-070.00
Nashville, TN 37222		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Joe M. Goodman, Trustee of the Fleming Charitable Remainder Trust dated December 31, 2022

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Jerry Wimberly, an unmarried man

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Plan of Herbert Heights, Section II, as of record in Book 3500, Page 83, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Joe M. Goodman, Trustee of the Fleming Charitable Remainder Trust, by Quitclaim Deed dated December 31, 2022 from Kenneth L. Fleming and wife, Nancy V. Fleming, recorded January 17, 2023 at Instrument No. 20230117-0003635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **354A & 354B Foxglove Drive, Nashville, TN 37211.**

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and

unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 31st day of March, 2023.

Fleming Charitable Remainder Trust dated December 31, 2022

By: _____
Joe M. Goodman
Its: Trustee

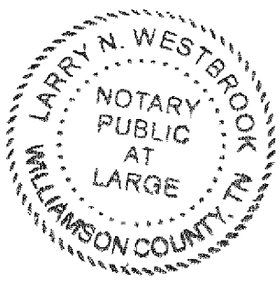
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, Joe M. Goodman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Trustee of the Fleming Charitable Remainder Trust dated December 31, 2022, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Fleming Charitable Remainder Trust dated December 31, 2022 by himself as such Trustee.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of March, 2023.

_____
Notary Public – Larry N. Westbrook

My Commission Expires: 3/26/2025



Certification of Recorded Documents

I, Laura Hamann, 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 March 31, 2023.

(AFFIANT) – Laura Hamann

03/31/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 31st day of March, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY