Karen Johnson Davidson County
Batch# 988591 DEEDWARR
04/05/2023 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,377.70
20230405-0024712

Prepared by:

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

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $372,360.00

Affiant

Subscribed and sworn to before me this 21st day of March, 2023.

Notary Public

My Commission Expires:

LORRIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

23-0024

Address of New Owner:	Send Tax Bills to:	Tax Information:
Magic Homes Development, Inc 110 Kermit Dr #200 Nashville, TN 37217	same	162-05-0-069.00

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

Magic Homes Development, Inc., a Tennessee corporation

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

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. 176 on the Plan of Hickory Valley, Section 1, of record in Book 4175, Page 752 Register's Office for Davidson County, Tennessee. Said Lot No. 176 fronts 80.0 feet on the easterly side of Townes Court and runs back 163.75 feet on the northwesterly line and 156.76 feet on the southeasterly line to a line in the rear on which it measures 184.62 feet thereon.

Being the same property conveyed to Kenneth L. Fleming and wife, Nancy W. Fleming, by deed dated February 28, 1984, and recorded March 6, 1984, from Thomas E. Gale and wife, Sara P. Gale, of record in Deed Book 6243, Page 177, and being the same property conveyed to Joe M. Goodman, Trustee of the Fleming Charitable Remainder Trust, by deed dated December 31, 2022, and recorded January 17, 2023, from Kenneth L. Fleming and wife, Nancy V. Fleming, of record in Instrument No. 202301170003635, Register's Office for Davidson County, Tennessee.

Property Address: 5304 Townes Court Nashville, TN 37211

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

This is improved property located at **5304 Townes Court, 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, its successors and assigns, forever; and I do covenant with the said GRANTEE that I am 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 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, its successors 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 21st day of March, 2023.

Fleming Charitable Remainder Trust dated December 31, 2022

By: _____
Joe M. Goodman
Its: Trustee

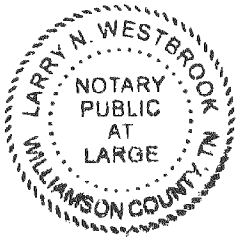
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 21st day of March, 2023.

_____
Notary Public – Larry N. Westbrook

My Commission Expires: 3/26/2025



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 21, 2023.

J. Carlton Drumwright

March 21, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 21, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY