This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20729-DJ

Karen Johnson Davidson County
Batch# 992941 DEEDWARR
04/17/2023 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20230417-0028155

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Helen Watson
Affiant

Subscribed and sworn to before me, this the 14 day of April, 2023.

Notary Public
My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Helen Watson and Claude Watson 2406 Pafford Drive Nashville TN 37206	**Northpointe Bank** **3333 Deposit Drive NE** **Grand Rapids, MI 49546**	083-04-0-076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Christopher A. Fleming and Sunny Fleming, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Helen Watson, an unmarried person, and Claude Watson, a married person, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), 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 all of Lot No. 67, Rosebank Park, according to survey and plat of same appearing of record in Book 1835, page 26, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher A. Fleming by Quitclaim Deed from Cheryl A. Knauf, dated November 15, 2012, recorded December 12, 2012, of record in Instrument No. 20121212-0114417, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Christopher A. Fleming and Cheryl A. Knauf by Warranty Deed from Troy E. Lynn Estate by Troy Ricci Lynn, Executor, dated November 18, 2009, recorded November 24, 2009, of record in Instrument No. 20091124-0107979, said Register's Office. **The said Sunny Fleming joins herein to convey any and all marital interest Sunny Fleming may have in the above-described property.**

This is improved property located at: **2406 Pafford Drive, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2023.

GRANTOR:

Christopher A. Fleming

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ***Christopher A. Fleming***, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of April, 2023.

LEVANA R BLAKES
NOTARY
#15007115
EXP. 08/04/23
PUBLIC
STATE OF OKLAHOMA

Notary Public
My Commission expires: 08-04-2023

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of April, 2023.

GRANTOR:

Sunny Fleming

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ***Sunny Fleming***, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12 day of April, 2023.

H. JERRY PITTS
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires Aug. 26, 2023

Notary Public
My Commission expires: 8/26/23

202304170028155

True Copy Certification

I, **Kaz Arbogast,** 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 14th day of April, 2023.

Affiant Signature
Date 04/14/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

