Karen Johnson Davidson County
Batch# 995826 DEEDWARR
04/25/2023 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20230425-0030258

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $279,000.00.

Affiant

Subscribed and sworn before me this the 24th day of April, 2023.

Notary Public
My commission expires: 9-21-26

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gilbert T. Kelly	F&M Bank	091-05-0 045.00
623 Ries Avenue	PO Box 451	
Nashville, TN 37209	Clarksville, TN 37041	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT FLECKENSTEIN AND REBECCA JEAN FLECKENSTEIN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CLAIRE E KELLY, AN UNMARRIED WOMAN, AND GILBERT T KELLY AND SONJA B KELLY, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Mosswood Subdivision, Section III, of record in Book 3106, Page 90, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Fleckenstein, unmarried, by deed dated 10/08/2010, from Mark Hayes, married, of record in Instrument No. 20101008-0081145, Register's Office for said County. The said Rebecca Jean Fleckenstein is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 623 Ries Avenue, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 24th day of April, 2023.

Robert Fleckenstein

Rebecca Jean Fleckenstein

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Fleckenstein and Rebecca Jean Fleckenstein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2023.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4-24-23.

Affiant Signature

4-25-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY