Karen Johnson Davidson County
Batch# 1047484 DEEDWARR
09/07/2023 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230907-0070372

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-1919-MC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2023.

Notary Public
My Commission Expires: 7/16/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Erin Johnson and Payton Johnson 903 Cleves Street Old Hickory, TN 37138	NEW OWNERS 903 CLEVES STREET OLD HICKORY, TN 37138	044 15 0 176.00

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, I/we, **Adam W. Fluhrer and Leslie Intintoli Fluhrer, f/k/a Leslie R. Intintoli husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Erin Johnson and Payton Johnson, wife and husband**, 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. 241 on the Plan of Section "A", Village of Old Hickory of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 241 fronts 54 feet on the Easterly margin of Cleves Street, and extends back 88 feet on the Northerly line, and 88.1 feet on the Southerly line to a dead line, measuring 54 feet thereon.

Being the same property conveyed to Leslie R. Intintoli and Adam W. Fluhrer, wife and husband, by Warranty Deed from Mark Rothschild, of record in Instrument No. 20141017-0095948, in the Register's Office of Davidson County, Tennessee, dated October 14, 2014 and recorded on October 17, 2014.

Leslie Intintoli Fluhrer and Leslie R. Intintoli is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **903 Cleves Street, Old Hickory, TN 37138**

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 5th day of September, 2023.

GRANTOR:

Adam W. Fluhrer

Leslie Intintoli Fluhrer

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam W. Fluhrer and Leslie Intintoli Fluhrer, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of September, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **September 5, 2023**.

Date

Affiant Signature

September 7, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **7** day of **September**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)