Name and Address of New Owner:
Gelavej Ali and Alaina King
828 Irma Drive
Antioch, TN 37013

Send Tax Bills To:
NEW OWNERS

Karen Johnson Davidson County
Batch# 1103422 DEEDWARR
02/22/2024 08:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,661.30
20240222-0012066

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 148-12-0-111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David A. Flemming and Jacqueline A. Flemming, Trustees of the David and Jacqueline Flemming Family Trust dated April 18, 2018**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gelavej Ali, an unmarried woman, and Alaina King, an unmarried woman, joint tenats with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Debra Heights, Section Two of record in Plat Book 3700, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot number 125 fronts 75.00 feet on the Northerly margin of Irma Drive and extends back 211.06 feet on the Westerly line and 208.40 feet on the Easterly line to a line in the rear on which it measures 75.05 feet thereon.

Being the same property conveyed to David A. Flemming and Jacqueline A. Flemming, Trustees of the David and Jacqueline Flemming Family Trust dated April 18, 2018 by Quitclaim Deed dated December 20, 2021 from David A. Flemming and Jacqueline A. Flemming, as to a 99% share, Rachel A. Rager as to a .5% share, and Laura A. Hosking as to a .5% share, with joint rights of survivorship, recorded January 21, 2022 in

Instrument No. 20220121-0007990 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of February, 2024.

David A. Flemming and Jacqueline A. Flemming, Trustees of the David and Jacqueline Flemming Family Trust dated April 18, 2018

By: _____(SEAL)
David Flemming, Trustee

By: _____(SEAL)
Jacqueline Flemming, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 2024, before me personally appeared David A. Flemming and Jacqueline A. Flemming, Trustees of the David and Jacqueline Flemming Family Trust dated April 18, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of February, 2024.

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2026

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

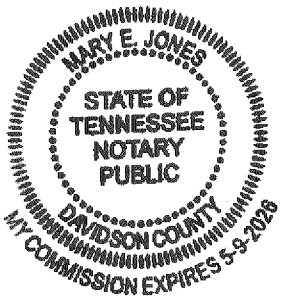
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $449,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of February, 2024.

Mary E. Jones
Notary Public
My commission expires: 5/9/2026
File No. 2023-6588-TS



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/20/24 (date of document).

Regina Sullo
Affiant Signature

February 22 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 22nd day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026