This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2989-TC

Karen Johnson Davidson County
Batch# 1131247 DEEDWARR
05/06/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20240506-0033054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $343,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2024.

Notary Public
My Commission Expires: 9-21-26

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kyle Robert Fleming 2262 Nashboro Boulevard Nashville, TN 37217	Legacy Home Loans LLC dba Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	135 12 0E 257.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Stephen Warrell, an unmarried man,**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kyle Robert Fleming, an unmarried man and Joanne Adele Alfieri and Peter Alfieri, wife and husband, tenants in common with right of survivorship**, hereinafter called the Grantees, 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 Unit No. 257 on the plan of Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as described and established by the Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowners Association of record in Book 11703, Page 520, as amendment recorded in Instrument No(s). 20000316-0027171, 20031118-0168332, 20050222-0018813, 20050222-0018814 and Consent to Declaration recorded in Instrument No. 20010322-0027768 and Parking Rules recorded in Instrument No. 20091105-0102438 and revised recorded in Instrument No(s). 20110923-0073937, 20190313-0023223, 20190626-0062010 and Rules recorded in Instrument No. 20190313-0023224, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Stephen Warrell, an unmarried man, sole ownership, by Warranty Deed from Robert Birkhead and Kathy Birkhead, husband and wife, of record in Instrument No. 20211027-0144617, in the Register's Office of Davidson County, Tennessee, dated October 26, 2021 and recorded on October 27, 2021.

This is improved property located at: **2262 Nashboro Boulevard, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2024 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 1st day of May, 2024.

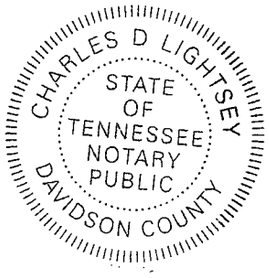
GRANTOR:

Stephen Warrell

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen Warrell, the within named bargainor, 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 1st day of May, 2024.



Notary Public
My Commission expires: 3/3/26

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 5/1/24.

Affiant Signature

5/2/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

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