Karen Johnson Davidson County
Batch# 1176082 DEEDWARR
08/30/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,935.10
20240830-0067167

WARRANTY DEED

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. BC-24-374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $523,000.00

Piper Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 5/3/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamela Brandenberg-Fleming, Ross Fleming, IV and Piper Fleming	**Movement Mortgage, LLC**	
(NAME) 251 Cumberland Circle	(NAME) **8024 Calvin Hall Road**	096-05-0-047.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) **Indian Land, SC, 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHAD NEWTON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAMELA BRANDENBERG-FLEMING, AN UNMARRIED WOMAN, PIPER FLEMING, UNMARRIED WOMAN, AND ROSS FLEMING, IV, AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

all as Joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. Part of Lots Nos. 52 and 53 on the Plan of Bluefields, Bransfords Realty Company's Subdivision of the Southern Part of the Sam P. Sweeney Farm of record in Plat Book 843, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the North margin of Cumberland Circle 2 feet West of the corner of Lots 52 & 53; thence Northerly 323 feet to a point which is 45 feet West of the corner of Lots 52 & 53: thence Easterly 70 feet to a point; thence Southeasterly 346.7 feet to a point which is 98 feet East of the corner of Lots 52 & 53, in the North margin of Cumberland Circle; thence with margin of the same, Westerly 100 feet to the beginning.

Being the same property conveyed to Chad Newton by Warranty Deed from Kelly Kerrigan Hodge, sole heir-at-law of Lewis D. Butler of record in Instrument No. 20190514-0045065 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 14, 2019.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is property more commonly known as 251 Cumberland Circle, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 30th day of August, 2024.

Chad Newton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2024, before me personally appeared Chad Newton, 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 30th day of August, 2024.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 30, 2024** .

Affiant Signature

08/30/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 30, 2024** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY