Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

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

Karen Johnson Davidson County
Batch # 1242736 **DEEDWARR**
03/04/2025 09 23 36 AM 2 pgs
Fees $13 00 Taxes $1,128 50

20250304-0015949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $305,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of March, 2025.

Notary Public
My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William T Fleming, Trustee 375 Perry Branch Way Sevierville, TN 37876	New Owner	161-11-0C-029.00

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, PAMELA JUNE MARTIN, A MARRIED WOMAN AND KIMBERLY ANN STEWARD, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM T. FLEMING, TRUSTEE OF THE W&S FLEMING TRUST, DATED FEBRUARY 16, 2010, 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. Bldg. F, Unit 604, on the Plan of Resubdivision of Lot 2 of Phase IV, Villages of Brentwood, of record in Plat Book 6900, Page 614, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Phil Petty, unmarried, by Warranty Deed dated 03/30/1993, from Jean A Duncan, unmarried, of record in Book 8902, Page 8, Register's Office for Davidson County, Tennessee.

The said James Phil Petty (aka James Phillip Petty) died testate on February 11, 2024. According to Order to Probate filed 5/1/2024 in Docket No 24P704 in the Probate Court for Davidson County, Tennessee, Pamela Martin was appointed as Executrix. In his Last Will and Testament, the decedent devised is estate equally to his two daughters, Pamela Martin and Kimberly Steward.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 359 Yorkshire Circle, Nashville, TN 37211.

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 3rd day of March, 2025

Pamela June Martin

Kimberly Ann Steward

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela June Martin and Kimberly Ann Steward, 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 3rd day of March, 2025.

My commission expires 9-7-26

Notary Public

