WARRANTY DEED

Karen Johnson Davidson County
Batch# 1255790 DEEDWARR
04/02/2025 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20250402-0025150

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER
$220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 1st DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES:
9-7-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Barbara Michalko	Barbara Michalko	107-14-0A-050.00-CO
(NAME) 1236 Massman Drive	(NAME) 1236 Massman Drive	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jean M. Fleming, a single person, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Barbara Michalko , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County Tennessee, being a part of the Plan of Copperfield Terrace Condominiums as of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No. 50 on said Plan as shown in and described by in the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6250, Page 790, said Register's office.

Being the same property conveyed to Jean M. Fleming, a Single Person by Warranty Deed from Bruce Y. Peery, II, a Single Person of record in Book 10245, page 593, Register's Office for Davidson County, Tennessee, dated October 30, 1996 and recorded on November 01, 1996.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 1236 Massman Drive, Nashville, TN 37217

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 26 day of March, 2025.

Jean M. Fleming
Jean M. Fleming

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26 day of March, 2025, before me personally appeared Jean M. Fleming, 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 26 day of March, 2025.

Notary Signature
My commission expires: 1 5 28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 4-1, 2025.

Affiant
Date: April 2nd, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of April, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

