Karen Johnson Davidson County
Batch# 1260387 DEEDWARR
04/16/2025 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250416-0028900

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
Ste. 290
Brentwood, TN 37027
B-25-1085

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of March, 2025

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth H. Trieu 5600 Country Dr 182 Nashville, TN 37211	Total Mortgage 185 Plains Rd., 3rd Floor Milford, CT 06461	162-09-0B-095.00-CO

WARRANTY DEED

FOR AND IN 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,

Abegael J. Fleming F/K/A Abegael J. Murlick, a married woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth H. Trieu, Sole Ownership

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. 182, Building 2, of Hickory Valley Condominiums, Phase III, a Condominium, established by Master Deed of record in Book 4918, Page 116, Register's Office for Davidson County, Tennessee, as amended in Book 4958, Page 346, Register's Office for Davidson County, Tennessee, and as shown on the 4th Revised Plan of Phase III, Hickory Valley Condominiums, as of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Abegael J. Murlick, a single woman by Warranty Deed from Faris Bedawi, a single man of record in Instrument No. 20210813-0109731 Register's Office for Davidson County, Tennessee, dated August 12, 2021 and recorded on August 13, 2021.

Ian Fleming is hereby joining in on the conveyance of this document to convey any and all maritial rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5600 Country Dr 182, 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 and assigns forever; and we so 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.

Dated this the 28th day of March, 2025.

Abegael J. Fleming

Ian Fleming

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of March, 2025, before me personally appeared Abegael J Fleming and Ian 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 28th day of March, 2025.

Notary Signature
My commission expires: 5 10 27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Spencer Gross, 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 **March 28th, 2025**.

Date

Affiant Signature

March 28th, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **15th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 05/05/2025
Date

Notary's Seal (if on paper)

