Karen Johnson Davidson County
Batch# 1265626 DEEDWARR
04/29/2025 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20250429-0032881

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/31/26 (AFFIX SEAL)

MEGAN G. DEWEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

G-CRC-25-1008C

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kimberly Fleming and Jonathan T. Fleming** | **Stockton Mortgage c/o DocProbe** | |
| (NAME) **1008 C Villa Place** | (NAME) **1133 Ocean Ave - Mailstop: DP4012** | **105-01-0-132.00** |
| (ADDRESS) **Nashville, TN 37212** | (ADDRESS) **Lakewood, NJ 08701** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LIBERTY PIKE PARTNERS GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY FLEMING AND JONATHAN T. FLEMING, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of B. F. Shield's Heirs, as of record in Plat Book 57, Page 31, Register's office for said County.

Said Lot No. 38 fronts 50.3 feet on the Easterly side of Villa Place and runs back between parallel lines 140.9 feet to an alley.

Included, but excluded are those lands conveyed to Metropolitan Government of Nashville and Davidson County in that certain Agreement for Dedication of Public Right of Way filed in Instrument Number 20220324-0033716, Register's Office for Davidson County, Tennessee, dated March 17, 2022 and recorded March 24, 2022.

Being the same property conveyed to Liberty Pike Partners, GP, a Tennessee General Partnership by Warranty Deed from Fannie Elizabeth Green, an unmarried woman of record in Instrument No. 20220324-0033716, Register's Office for Davidson County, Tennessee, dated March 17, 2022 and recorded on March 24, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 31, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20221207-0127495, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Accessory Dwelling, Detached Historical of record in Instrument Number 20221018-0113575, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restriction and Covenants for SCMs for Regulated Residential infill of record in Instrument Number 20230721-0056355, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1008 C Villa Place, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 28th DAY OF APRIL, 2025.

Liberty Pike Partners GP, a Tennessee General Partnership

BY: _____
Keith Dowd
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

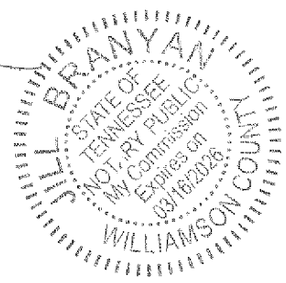
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Dowd, signing for Liberty Pike Partners GP, a Tennessee General Partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Liberty Pike Partners GP, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of April, 2025.

_____
Notary Public

My Commission Expires:

03-16-26




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 28th day of April, 2025.

K. Thomas Sidwell
Date: 4/28/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of April, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

