Karen Johnson Davidson County
Batch# 1273551 DEEDWARR
05/15/2025 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250515-0038302

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $460,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2025. Notary Public My commission expires: 9/14/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
706 James Avenue LLC	New Owner	091-05-0W-011.00-CO
1534 Championship Blvd		
Franklin, TN 37064		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Celynn Fleischli (formerly known as Celynn Mayfield)

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

706 James Avenue LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 11, of The Rows At The Annex, A Horizontal Property Regime with Private Elements, as contained in Master Deed of record in Instrument No. 20170501-0042517, shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for The Rows at The Annex, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Celynn Mayfield by Warranty Deed from 670 James Avenue, LLC, a Tennessee limited liability company LLC, a limited liability company of record in Instrument No. 20200413-0038386 Register's Office for Davidson County, Tennessee, dated April 1, 2020, and recorded on April 13, 2020.

William J. Fleischli, Jr. joins in this conveyance for the purpose of conveying any and all marital interest he may have in said property.

This is improved property known as **706 James Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 15th day of May, 2025.

William J. Fleischli, Jr.

Celynn Fleischli

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William J. Fleischli, Jr. and Celynn Fleischli, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of May, 2025.

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 25-002199-524

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 5|15|25 (date of document).

Michelle W Kendig
Affiant Signature

5|15|25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15TH day of MAY, 2025

Patricia L Hurtt
Notary Signature

My Commission Expires: 2|18|29

Notary's Seal

