RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

by Georgia May Fleming produced VA drivers license

EDGY SLANDEL ELIACIN
Notary Public - State of Florida
Commission # HH 610722
Expires on November 7, 2028

Notarized remotely online using communication technology via Proof

STATE OF Florida
COUNTY OF Miami-Dade
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,100,000.00.

Georgia May Fleming
AFFIANT
State of Florida County of Miami Dade
SUBSCRIBED AND SWORN TO ME ON 09/29/2025.

Edgy Slandel Eliacin Edgy Slandel Eliacin
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/07/2028

Karen Johnson Davidson County
Batch # 1328607 DEEDWARR
10/01/2025 10:30:26 AM 5 pgs
Fees: $28.00 Taxes: $4,070.00
20251001-0078061

IS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File # 6331-25LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Robert Justin Luckett	SAME	091-11-0-239.00
5305 Heatherwood Drive		AND
Brentwood, TN 37027		091-11-0-240.00

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Iris Catherine Marable May-Fleming, a single woman, and Georgia May Fleming, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Justin Luckett

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL I:
Property located in Davidson County, State of Tennessee: Being Lot No. 815 and 817 of Block No. 125, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75.

Said Lot Nos. 815 and 817 front together 50 feet on the northerly side of Georgia Avenue and runs back between parallel lines, with the westerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Catherine A. Fleming by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee of record in Book 10816, Page 187, Register's Office for Davidson County, Tennessee, dated March 2, 1998 and recorded on March 2, 1998.

PARCEL II:
Tract I:
LAND in Davidson County. Tennessee, being Lot No. 819, 821 and 823, of Block 125, Plan No. 1, West Nashville, of record in Book 57, page 74 and 75, said Register's Office, and more fully described in the deed of record in Book 4211, page 137, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Tract II:
That certain portions of 50th Avenue North extending between Georgia Avenue and Indiana Avenue, being more particularly described as being that portion of 50th Avenue North extending northwardly from the north margin of Georgia Avenue to the south margin of Alley No. 1203 projected, being the first alley north of and parallel to Georgia Avenue, and that portion of 50th Avenue North extending northwardly from the north margin of Alley No. 1203 projected to the south margin of Indiana Avenue, be and hereby closed, vacated and abandoned. Being the same property abandoned by the Metropolitan Government of Nashville to the adjoining property owners by Bill No. 71-53 adopted December 21, 1971.

Being the same property conveyed to Catherine A. Fleming, a single person by Warranty Deed from Dean Norwood, a single person of record in Book 9717, Page 927, Register's Office for Davidson County, Tennessee, dated June 29, 1995 and recorded on June 30, 1995.

As to PARCEL I AND PARCEL II: Further being the same property conveyed to Georgia May Fleming, a one-half undivided interest as a tenant in common by Guardian's Quitclaim Deed from James B. May, Guardian of the person and property of Georgia May Fleming of record in Instrument No. 20210423-0054570 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 23, 2021. Further being the same property conveyed to Iris Catherine Marable May-Fleming, a one-half (1/2) undivided interest as a tenant in common by Guardian's Quitclaim Deed from James B. May, Guardian of the person and property of Iris Catherine Marable May-Fleming of record in Instrument No. 20220526-0061522 Register's Office for Davidson County, Tennessee, dated May 25, 2022 and recorded on May 28, 2022.

The said Catherine A. Fleming having died in testate on or about May 1, 2016, with the Estate of Catherine A. Fleming being administered under Docket No. 16P-791, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, her heirs at law being Iris Catherine Marable May-Fleming and Georgia Grace May Fleming, see Affidavit of Heirship filed of record in Instrument No. 20251001-007805 said Register's Office. TennCare release obtained 9/24/2025 a copy of which can be found in the said Probate File.

**Georgia Grace May Fleming and Georgia May Fleming are one and the same person.

This is property known as 4908 and 4910 Georgia Avenue Nashville, TN 37209

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on 09/29/2025.

Iris Catherine Marable May Fleming

Iris Catherine Marable May-Fleming

STATE OF Texas
COUNTY OF Harris

Personally appeared via audio-video communication before me, an Online Notary Public of said County and State, Iris Catherine Marable May-Fleming , the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 09/29/2025.

NOTARY PUBLIC STATE OF TEXAS

Shae Gamble

ID NUMBER
13333024-2
COMMISSION EXPIRES
September 14, 2029

Shae Gamble

NOTARY PUBLIC
My Commission Expires: 09/14/2029

Electronically signed and notarized online using the Proof platform.

Witness my hand on 09/29/2025.

Georgia May Fleming
Georgia May Fleming

STATE OF Florida
COUNTY OF Miami-Dade

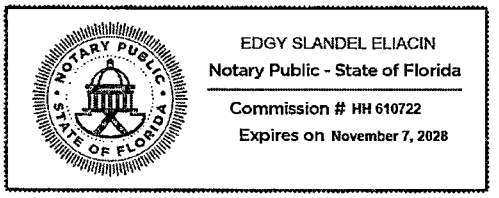
Personally appeared via audio-video communication before me, an Online Notary Public of said County and State, Georgia May Fleming, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 09/29/2025.

Edgy Slandel Eliacin Edgy Slandel Eliacin
NOTARY PUBLIC
My Commission Expires: 11/07/2028

This foregoing instrument was acknowledged before me by means of online notarization,

this 09/29/2025 by Georgia May Fleming.



Edgy Slandel Eliacin Edgy Slandel Eliacin

___ Personally Known OR ___ Produced Identification

Type of Identification Produced VA drivers license

Certificate of Authenticity

I, Christina Higgins, do hereby make an 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 **September 29, 2025.**

Name: **Christina Higgins**

Title: **Processor**

Date **9/30/2025**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on 9/30**/2025.**

Notary Public: _____

My Commission Expires: _____

