Karen Johnson Davidson County
Batch# 1331170 DEEDWARR
10/07/2025 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20251007-0079998

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38885-09-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me this 1st day of October, 2025. Notary Public My Commission Expires: 12-2-28

ANGELA GRACE VANCE NOTARY PUBLIC STATE TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Dean Fleming Jordan Susan Weinstein 257 Burgandy Hill Road Nashville, TN 37211	New Owner	Map and Parcel No.: 172120A13800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, David LaGrange Richt and wife, Joanna Wakefield Richt ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Kevin Dean Fleming and Jordan Susan Weinstein, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 257 Burgandy Hill Road, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 25th day of September, 2025.

GRANTORS:

David LaGrange Richt

Joanna Wakefield Richt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David LaGrange Richt and wife, Joanna Wakefield Richt, 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.

Witness my hand, at office, this 25th day of September, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/25/25 (date of document).

Jennifer Russell
Affiant Signature

10/7/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th day of ~~September~~ October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

