Name and Address of New Owner:
JaTika Fleming
500 Paragon Mills Road, H4
Nashville, Tennessee 37211

Send Tax Bills To:
Cross Country Mortgage
2160 Superior Ave
Cleveland, Ohio 44114

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 1360545 DEEDWARR
12/22/2025 12:31:30 PM 4 pgs
Fees: $23.00 Taxes: $625.30
20251222-0101466

Map & Parcel No: 133 11 0A 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Margaret Norris, Joe Haight, Mark Haight, John Haight, Patricia Griggs, Beatrice Danielle Keating, and Matthew Lee Osborne,** **Thomas Haight "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JaTika Fleming, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, TN, described as Unit No. H-4 of CANTERBURY HALL CONDOMINIUM APARTMENTS, a Condominium, a Horizontal Property Regime, located on Paragon Mills Road, Nashville, TN, as shown on the plat of CANTERBURY HALL CONDOMINIUM APARTMENTS, Condominium apartments, recorded in Plat Book 5200, Page 159, said Register's Office, and described in a Master Deed recorded in Book 5440, Page 255, as amended in Book 5441, Page 819, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Canterbury Hall Condominium Apartments, Condominium Apartments contained in the Master Deed recorded in Book 5440, Page 255, as amended in Book 5441, Page 819, and By-Laws recorded in Book 5440, Page 298, as amended in Book 5865, Page 101, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Richard Haight, by Warranty Deed from the Estate of Wayne E. Holder, of record in Instrument No. 20040430-0049366, in the Register's Office for Davidson County, Tennessee, dated April 28, 2004 and recorded on April 30, 2004. The said Richard Haight died intestate on January 10, 2025, leaving his children, Margaret Norris, Joe Haight, Mark Haight, John Haight, Patricia Griggs, and Thomas Haight, and two of his grandchildren, Beatrice Danielle Keating and Matthew Lee Osborne, as his survibing heirs-at-law.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of December, 2025.

Margaret Norris by Thomas Haight Attorney-In-Fact _____(SEAL)
Margaret Norris by Thomas Haight, Attorney-In-Fact

Joe Haight by Thomas Haight Attorney-In-Fact _____(SEAL)
Joe Haight by Thomas Haight, Attorney-In-Fact

Mark Haight by Thomas Haight Attorney-In-Fact _____(SEAL)
Mark Haight by Thomas Haight, Attorney-In-Fact

John Haight by Thomas Haight Attorney-In-Fact _____(SEAL)
John Haight by Thomas Haight, Attorney-In-Fact

Patricia Griggs by Thomas Haight Attorney-In-Fact _____(SEAL)
Patricia Griggs by Thomas Haight, Attorney-In-Fact

Beatrice Danielle Keating by Thomas Haight Attorney-In-Fact _____(SEAL)
Beatrice Danielle Keating by Thomas Haight, Attorney-In-Fact

matthew lee osborne by Thomas Haight

_____ -Att. fact (SEAL)
Matthew Lee Osborne by Thomas Haight,
Attorney-In-Fact

_____
Thomas Haight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Thomas Haight, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Margaret Norris, Joe Haight, Mark Haight, John Haight, Patricia Griggs, Beatrice Danielle Keating, and Matthew Lee Osborne, the within named bargainors, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Margaret Norris, Joe Haight, Mark Haight, John Haight, Patricia Griggs, Beatrice Danielle Keating, and Matthew Lee Osborne the bargainors, by the said Thomas Haight as Attorney-in-Fact.

Witness my hand, at office, this 2nd day of December, 2025.

_____
Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2025, before me, the undersigned, personally appeared Thomas Haight, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____
Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $169,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of December, 2025.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 December 2, 2025.

December 18, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 18 day of December, 2025.

Notary Public:

My Commission Expires: 7.6.26