Karen Johnson Davidson County
Batch# 1370884 DEEDWARR
01/16/2026 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,847.97
20260116-0004089

Warranty Deed

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $499,450.00. Affiant Subscribed and sworn to before me, this the 16th day of January, 2026. Notary Public My commission expires: 12/16/2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Melissa J. Martin, Trustee of The Melissa J. Martin Revocable Trust	New Owner(s)	156-02-0D-016.00
7708 Brook Glen Way		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH A. FLEEMAN AND BARBARA JOY FLEEMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA J. MARTIN, TRUSTEE OF THE MELISSA J. MARTIN REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 16, on the Final Plat of Brook Glen, a Planned Unit Development, as of record in Plat Book 9700, Page 128, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Andrew Fleeman and wife, Barbara Joy Fleeman by Warranty Deed from The Jones Company Custom Homes of Tennessee Inc., dated May 14, 1998 and recorded in Book 10966, Page 106, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Barbara Joy Fleeman, a married woman by Quitclaim Deed from Joseph Andrew Fleeman and wife, Barbara Joy Fleeman, dated March 26, 2001 and recorded April 2, 2001 in Instrument No. 20010402-0031782, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joseph Andrew Fleeman and Barbara Joy Fleeman, husband and wife by Quitclaim Deed from Barbara Joy Fleeman aka Barbara J. Fleeman, a married woman, joined by her spouse Joseph A. Fleeman, dated July 24, 2008 and recorded August 8, 2008 in Instrument No. 20080808-0081886, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 7708 Brook Glen Way, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of January, 2026.

Joseph A. Fleeman

Barbara Joy Fleeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph A. Fleeman and Barbara Joy Fleeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2026.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

Certificate of Authenticity

I, _____, 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 1/16/2026 (date of document).

_____
Affiant Signature

Date: 1/16/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16 day of January, 2026.

_____
Notary's Signature
My Commission Expires: 2/27/2029

