WARRANTY DEED

Karen Johnson Davidson County
Batch# 1373215 DEEDWARR
01/29/2026 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $828.80
20260129-0006142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Philip Tristan Abbott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF JANUARY, 2026

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Philip Tristan Abbott	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 14 Garden St. Unit C	(NAME)	105-04-0A-003.00-CO
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Laura Flemming and Taylor Flemming, wife and husband** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip Tristan Abbott, an unmarried man** , HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit C of Garden Street Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Garden Street Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130312-0024452, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Garden Street Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130312-0024452, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Taylor Flemming and Laura Flemming, husband and wife by Warranty Deed from Kylie Westmoreland and Carlos Swafford, both single of record in Instrument No. 20180606-0054505 Register's Office for Davidson County, Tennessee, dated June 06, 2018 and recorded on June 06, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 14 Garden St. Unit C Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 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 GRANTEES, 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 this 22nd day of January, 2026.

Laura Flemming

Laura Flemming

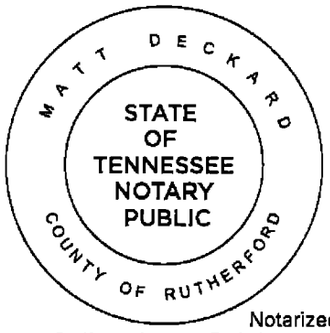
Taylor Flemming

Taylor Flemming

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Laura Flemming and Taylor Flemming**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of January, 2026.



Notary Public
My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.
Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 January 22, 2026.

Affiant Signature

1/22/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of January, 2026.

Notary's Signature

(Notary Seal)

My Commission Expires: 9/7/2026

