Karen Johnson Davidson County
Batch# 1379006 DEEDWARR
02/11/2026 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260211-0010487

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Maggie Carmody **3111 Boulder Park Drive** **Nashville, TN 37214**	**New Owner**	096 15 0 051.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Grace Mary Kampa, now known as Grace Kampa Fleta, married** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Maggie Carmody, unmarried woman,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3111 Boulder Park Drive, Nashville, TN 37214 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 3rd Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54, on the Plan of Hickory Bend, Section 3, of record in Book 3600, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grace Mary Kamp, unmarried, by Warranty Deed from Joshua Greene, unmarried dated December 11, 2017, and recorded December 20, 2017, of record in Instrument No. 20171220-0129575, in the Register's Office for Davidson County, Tennessee. See also Affidavit of Scrivener's Error to correct the grantee's name as Grace Marie Kampa, recorded October 20, 2020, of record in Instrument No. 20201020-0121948, in the Register's Office for Davidson County, Tennessee. See also Affidavit of Scrivener's Error to correct the grantee's name as Grace Mary Kampa, recorded January 15, 2026, of record in Instrument No. 20260115-0003785, in the Register's Office for Davidson County, Tennessee.

Grace Mary Kampa having since married to Jermiah Tyler Fleta. Jeremiah Tyler Fleta joins in the execution of this instrument to convey any and all marital rights he may have in said property.

This is improved property known as 3111 Boulder Park Drive, Nashville, TN 37214.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

In Witness Whereof, he/she/they, the said, **Grantor**, hereunto set by hands and seals this 9th day of February, 2026.

Grace ~~Mary~~ Kampa, now known as Grace ~~Mary~~ Fleta Kampa GF

Jeremiah Tyler Fleta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2026, before me personally appeared Grace ~~Mary~~ ~~Kampa~~ Kampa Fleta JF, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of February, 2026.

Notary Signature
My commission expires:

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2026, before me personally appeared Jeremiah Tyler Fleta, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of February, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF **TENNESSEE**)
COUNTY OF **DAVIDSON**)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of February, 2026

Notary Public
My commission expires: _____

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Certificate of Authenticity

I Addie Dilworth, 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 **February 9, 2026**

Affiant Signature **02/09/2026** Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **9th** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: 8-19-29
Date

Notary's Seal (if on paper)

HEATHER GUTHRIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES AUGUST 19, 2029