Karen Johnson Davidson County
Batch# 1400477 DEEDWARR
04/02/2026 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260402-0026458

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-8457-KP

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/03/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Jill Daly
Affiant
Subscribed and sworn to before me, this the 30th day of March, 2026.

Notary Public
My Commission Expires: 9/3/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Grace Fleta and Jeremiah Fleta 3104 Noble Valley Drive Nashville, TN 37214	Same as new Owner	108 04 0 070.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Karen Ingram, Personal Representative of The Estate of Garry Lewis Farris** (individually and/or collectively, "Grantor"), transfer and convey unto **Jeremiah Fleta and Grace Fleta, husband and wife** (individually and/or collectively, "Grantee"), 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. 154, on the plan of SECTION TWO, LARCHWOOD, as of record in Plat Book 5200, Pages 57, 58 and 59, Register's Office, Davidson County, and being generally known as 3104 Noble Valley Dr. Nashville, Davidson County, Tennessee.

Being the same property conveyed to Garry L. Farris, by Quitclaim Deed from Shannon Hansen Farris, of record in Instrument No. 20090206-0010741, in the Register's Office of Davidson County, Tennessee, dated January 26, 2009, and recorded on February 06, 2009. The said Garry L. Farris died on March 29, 2025, testate, devising subject property to devisees or heirs. See Probate Case No. 25P1239, Davidson County Seventh Circuit (Probate) Court. Karen Ingram executes this instrument as the Personal Representative of the Estate of Garry Lewis Farris.

Being the same property conveyed to Harold Reeves, Trustee and further conveyed to Garry L. Farris and wife, Shannon H. Farris, by Quitclaim Deed from Garry L. Farris, of record in Book 7270, Page 593, in the Register's Office of Davidson County, Tennessee, dated June 11, 1987, and recorded on June 17, 1987.

Being the same property conveyed to Garry L. Farris, by Warranty Deed from James M. Fischer, Jr., of record in Book 5799, Page 192, in the Register's Office of Davidson County, Tennessee, dated September 18, 1981, and recorded on September 28, 1981.

This is improved property located at: **3104 Noble Valley Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2026.

GRANTOR:

The Estate of Garry Lewis Farris

By: Karen Lee Ingram, Personal Representative

Karen Ingram, Personal Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karen Ingram, Personal Representative of The Estate of Garry Lewis Farris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of March, 2026.

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission expires: 8-8-2027

Certificate of Authenticity

I, Alex McDaniel, 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 3/30/2026 (date of document).

Affiant Signature

Date: 3/30/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30 day of March, 2026.

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

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