PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch # 1464844 DEEDWARR
08/27/2026 09:41:05 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20260827-0079576

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64542

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cheryl Fleming James Fleming, Jr. 35 Concord Park East Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116080A03500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David D. Rudd and Sandra Stephenson Rudd, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Cheryl Fleming and James Fleming, Jr., wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Sugartree Phase I, of record in Book 4675, pages 141 and 142, amended in Book 4869, page 686, and Book 5169, page 426, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to David D. Rudd and Sandra Stephenson Rudd, husband and wife, by Warranty deed from Paul E. Boklage and Sally W. Boklage, husband and wife, dated June 19, 2019 and recorded on June 21, 2019, of record in Inst. No. 20190621-0060188, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, pages 141 and 142, amended in Book 4869, page 686, and Book 5169, page 426, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, Inst. No. 20170522-0050870 and Inst. No. 20210430-0058356, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Sugartree Homeowners Association of record in Book 5683, page 670, said Register's Office; Easements for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7061, page 100, said Register's Office.

This instrument is executed on behalf of Sandra Stephenson Rudd by David D. Rudd pursuant to a Power of Attorney executed by her on the 7th day of August, 2026, of record in Instrument No. 20260827-0079575 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 35 Concord Park East, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of August, 2026

David D. Rudd

Sandra Stephenson Rudd by David D. Rudd, Attorney-In-Fact

State of Tennessee

County of Davidson

On this this 14th day of August, 2026, before me the undersigned authority, personally appeared **David D. Rudd**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **David D. Rudd** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sandra Stephenson Rudd**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2026

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00.

Affiant

Sworn and subscribed before me this 14th day of August, 2026

My Commission Expires:

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary

EXHIBIT "A"

To

Warranty Deed

FROM: David D. Rudd and Sandra Stephenson Rudd

TO: Cheryl Fleming and James Fleming, Jr.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

David D. Rudd, Affiant

Sworn to and subscribed before me this 14th day of August, 2026

Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028