THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721485**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$267,000.00~~. Affiant Subscribed and sworn to before me, this 20th day of August, 2019. Notary Public My Commission Expires: 7/5/21

SHAUNA DANIELS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Andrea Dawson Rudloff 1412 McKennie Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-02-0-026.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terrence Michael Flynn and Jennifer Joy McGinnis Flynn, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrea Dawson Rudloff, umarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of H.M. Doak's Subdivision of record in Plat Book 332, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 13 fronts 80 feet on the Southerly side of McKinnie Avenue and runs back between parallel lines 192 feet to an alley.

Being the same property conveyed to Terrence Michael Flynn and Jennifer Joy McGinnis Flynn, husband and wife by Warranty deed from Terry W. Lane and wife, Vickie K. Lane of record in Instrument No. 20170323-0028382 Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 23, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 22, Register's Office for Davidson County, Tennessee.

This is improved property located at 1412 McKennie Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

Karen Johnson Davidson County
Batch# 277642 DEEDWARR
08/29/2019 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20190829-0087293

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of August, 2019.

Terrence Michael Flynn by Nathan L. Powers attorney in fact

Terrence Michael Flynn
BY: Nathan L. Powers, Attorney-in-fact

Jennifer Joy McGinnis Flynn by Nathan L. Powers attorney in fact

Jennifer Joy McGinnis Flynn
BY: Nathan L. Powers, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Terrence Michael Flynn and Jennifer Joy McGinnis Flynn and that he is authorized by Terrence Michael Flynn and Jennifer Joy McGinnis Flynn to execute this instrument on their behalf.

Witness my hand, at office, this 20th day of August, 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

True Copy Certification

I, Tracey Cerrato, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

