WARRANTY DEED

Karen Johnson Davidson County
Batch# 380467 DEEDWARR
04/01/2020 10:50:49 AM 5 pgs
Fees: $28.00 Taxes: $1,134.05

20200401-0034909

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,500.00.

Madison Sargent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-4-23
(AFFIX SEAL)

STEPHANIE GLENN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Madison Sargent and David Sargent	First Bank	Parcel ID: 142 03 0 081.00
(NAME) 7366 Bridle Drive	(NAME) 318 Seaboard LN Ste 205	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Deborah J. Prusak and Daniel A. Prusak, as Co-Representatives of the Estate of Robert Alan Flickinger,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Madison Sargent and David Sargent, wife and husband**, hereinafter called the Grantees, their 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 all of Lot No. 319, on the Plan of Walnut Hill Manor, Section 1, as shown by plat appearing of record in Plat Book 4460, Page 108, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert Alan Flickinger, unmarried by Warranty Deed from Loren Lee Black and wife J. Luann Black dated September 07, 2007 and recorded September 10, 2007 as Instrument No. 20070910-0108215, in said Register's Office for Davidson County, Tennessee. *The said Robert Alan Flickinger having died on July 7, 2019.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7366 Bridle Drive, Nashville, TN 37221

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 our hands this 30th day of March, 2020

Deborah J. Prusak,, Co-Representative of the Estate of Robert Alan Flickinger

Daniel A. Prusak, Co-Representative of the Estate of Robert Alan Flickinger

STATE OF

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 our hands this 30th day of March, 2020

Deborah J. Prusak,, Co-Representative of the Estate of Robert Alan Flickinger

Daniel A. Prusak, Co-Representative of the Estate of Robert Alan Flickinger

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Deborah J. Prusak whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oaths acknowledged herself to be the Co-Representative of the Estate of Robert Alan Flickinger, the within named bargainor, and that she as such Co-Representative being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30st day of March, 2020.

Kathleen Myers Morgan
Notary Public

KATHLEEN MYERS MORGAN
709879
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
APRIL 13, 2024

My Commission Expires:

(SEAL)

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Daniel A. Prusak, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Co-Representative of the Estate of Robert Alan Flickinger,the within named bargainor, and that he as such Co-Representative being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30st day of March, 2020.

_____
Notary Public

My Commission Expires:

(SEAL)

COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Deborah J. Prusak whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oaths acknowledged herself to be the Co-Representative of the Estate of Robert Alan Flickinger, the within named bargainor, and that she as such Co-Representative being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30st day of March, 2020.

Notary Public

My Commission Expires: 08-14-2022

(SEAL)

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Daniel A. Prusak, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Co-Representative of the Estate of Robert Alan Flickinger,the within named bargainor, and that he as such Co-Representative being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30st day of March, 2020.

Notary Public

My Commission Expires: 08-14-2022

(SEAL)