Name and Address of New Owner:
Allan Smith
PO Box 111351
Nashville, TN 37222

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 436861 DEEDWARR
07/14/2020 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $610.50
20200714-0076667

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 084-11-0-018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronald D. Flatt, Christopher Flatt, Kimberly Cusson, Jillian Flatt, and Lynn Flatt as guardian of Christian Flatt and Chloe Flatt**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Allan Smith,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land In Davidson County, Tennessee, being Lot No. 85 on the Plan of Maplecrest, of record in Plat Book 1835, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dewey B. Flatt and wife, Evelyn L. Flatt by Deed From R. R. Mincy and wife, Marian Mincy, of record in Book 2035, Page 179, Register's Office for Davidson County, Tennessee, dated January 23, 1952 and recorded on February 4, 1952. (Value or consideration shown in aforementioned Deed $8,950.00)

The said Dewey B. Flatt having since died leaving Evelyn L. Flatt as surviving tenant by the entirety.

Being the same property conveyed to James Dewey Flatt by Quitclaim Deed from Evelyn L. Flatt, of record in Book 9258, Page 768, Register's Office for Davidson County, Tennessee, dated February 22, 1994 and recorded on February 25, 1994. (Value or consideration shown in aforementioned Deed $0.00) The said James Dewey Flatt having since died. (*See Docket #20P771 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville - Probate Division*)

Being the same property conveyed to James Dewey Flatt by Quitclaim Deed from Evelyn L. Flatt, of record in Book 9258, Page 768, Register's Office for Davidson County, Tennessee, dated February 22, 1994 and recorded on February 25, 1994. The said James Dewey Flatt having since died intestate and by the laws of intestate succession the property became vested in Ronald D. Flatt, Christopher Flatt, Kimberly Cusson, Jillian Flatt, Christian Flatt, and Chloe Flatt. See Affidavit of Heirship recorded simultaneously herewith in Instrument No. 202007140076666 Register's Office for Davidson County, Tennessee. (*See Docket #20P771 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville - Probate Division*)

This is NOT the principal residence of the Grantor named herein

Being also known as 412 Dennywood Dr., Nashville, Tennessee 37214

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of July, 2020.

Ronald D. Flatt (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald D. Flatt, 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 this 6th day of July, 2020.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

Notary Public
My commission expires: 3/8/21

Christopher Flatt

Kimberly Cusson

Jillian Flatt

Lynn Flatt, as guardian of Christian Flatt and Chloe Flatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Flatt, Kimberly Cusson, and Jillian Flatt, 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 this 6th day of July, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lynn Flatt, as guardian of Christian Flatt and Chloe Flatt, 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 this 6th day of July, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

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 under 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 $165,000.00, 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
6th day of July, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

Certificate of Authenticity

I, Steven Disser, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON