This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 486625 **DEEDWARR**
09/30/2020 10:42:16 AM 2 pgs
Fees $13.00 Taxes: $2,590.00

20200930-0112624

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $700,000.00.

KB
Affiant

Subscribed and sworn before me this the 24th day of September, 2020.

Notary Public
My commission expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 3, 2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hunter Flint and Tait Flint 2408 9th Ave Nashville, TN 37204	New Owner	118-01-0 383.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRADLEY M. LUSK AND KRISTIN G. LUSK, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HUNTER FLINT AND TAIT FLINT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Edgar C. Allen Subdivision of Lot No. 7, W. W. Henrys Tract, of record in Book 974, page 28, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bradley M. Lusk and wife, Kristin G. Lusk, by deed from Gregory Maas and Stephanie Maas, husband and wife, dated 12/17/2008, of record in Instrument No. 20081222-0122143, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2408 9th Ave, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BMJ KHL

Witness my hand this the 24th day of September, 2020.

Bradley M. Lusk

Kristin G. Lusk

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bradley M. Lusk and Kristin G. Lusk, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September, 2020.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY