Karen Johnson Davidson County
Batch# 494527 DEEDWARR
10/14/2020 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,175.49
20201014-0119185

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $317,700.00. Affiant Subscribed and sworn to before me, this the 9th day of October, 2020. Notary Public My commission expires: **03 08 2022**

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
New Day Homes, LLC	NEW OWNER	083-15-0-051.00
2808 Paden Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS J. KINSLAND, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEW DAY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 79 on the Plan of Section Two, Fortland Park of record in Plat Book 2900, Page 40, 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. 79 fronts 85 feet on the Northerly margin of Paden Drive and extends back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Edward T. Flynn and wife Stella Flynn by Warranty deed from Brendan Bradley and wife Christine Bradley of record in Book 6446, page 471, Register's Office for Davidson County, Tennessee, dated and recorded on December 12, 1984.

Being the same property conveyed to Stella Flynn by Quitclaim deed from Edward Thomas Flynn of record in Book 8708, page 889, Register's Office for Davidson County, Tennessee, dated August 19, 1992 and recorded on August 21, 1992 and Re-recorded on February 26, 1993, in Book 8874, page 487.

Note: Marital Dissolution Agreement in a Divorce action filed August 24, 1992, in the Fourth Civil Circuit Court for Davidson County, Docket Number 92D-2935, between Stella Flynn, Plaintiff VS. Edward Thomas Flynn, Defendant.

Being the same property conveyed to Michael Joseph Flynn by Quitclaim deed from Margaret Blunkall, Successor Trustee for the Flynn Family Trust, the Testamentary Trustee by Stella Flynn, deceased of record in Instrument No. 20071220-0146059 Register's Office for Davidson County, Tennessee, dated December 06, 2007 and recorded on December 20, 2007.

Being the same property conveyed to Thomas J. Kinsland, a married man by Warranty deed from Michael Joseph Flynn, a married man of record in Instrument No. 20200623-0067330 Register's Office for Davidson County, Tennessee, dated 205,000.00 and recorded on June 23, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2808 Paden Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of October, 2020.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Thomas J. Kinsland

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 Thomas J. Kinsland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of October, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022