Karen Johnson Davidson County
Batch# 502802 DEEDWARR
10/28/2020 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20201028-0125332

Name and Address of New Owner:
Zach Flynn and Rachel Flynn
1332 McAlpine Avenue
Nashville, TN 37216

Send Tax Bills To:
MOVEMENT MORTGAGE, LLC
502 CHURCH STREET
NASHVILLE, TN 37203
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 06116021000

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, **GRE LLC by and through Realty Exchange Corporation,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zachary Flynn and Rachel Flynn, husband and wife,**"the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the west 56.6 feet of the north 200 feet of lot No. 56 on the Map of Kennedy and Graves' Subdivision of Blocks "C" and "D", Monte Vista, as of record in Book 843, Page I4, Register's Office for said County.

Said part of said lot fronts 56.6 feet on the southwesterly side of Alpine, formerly McAlpine Avenue and runs back between parallel lines as measured from the center line of said Avenue, 200 feet to a deed line.

Being the same property conveyed to GRE, LLC by Warranty Deed from Gladys Pack Davis aka Gladys P. Davis, unmarried, recorded on September 21, 2018, of record in Instrument No. 20180921-0093969, Register's Office for Davidson County, TN.

This is improved property known as 1332 McAlpine Ave., Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 15th day of October, 2020.

GRE LLC, a Limited Liability Company

By: _____(SEAL)
John A. Bell, Jr-Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of GRE, LLC the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of GRE, LLC by himself as Authorized Agent.

Witness my hand and seal, this 15th day of October, 2020.

DELLMA LOWHORN DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Notary Signature

My commission expires: 3-8-2021

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 $345,000.00, 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
15th day of October, 2020.

Notary Public
My commission expires:
File No. 2020-1767

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

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

