WARRANTY DEED

Karen Johnson Davidson County
Batch# 546469 **DEEDWARR**
01/05/2021 12:04:54 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20210105-0001556

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-MG-20-2113C-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shooting Star Capital, LLC.	**New Owner**	
(NAME)	(NAME)	**104-12-E-3.00CO**
3777 Peachtree Rd NE, Unit 1731		
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30319		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREA ALLISON FLIPPEN, TRUSTEE AND MURPHREE SHAW FLIPPEN, TRUSTEE OF THE FLIPPEN FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHOOTING STAR CAPITAL, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3, as shown on the plan of Parker House Condominium, a Horizontal Property Regime, filed as Exhibit D to and established by the Master Deed of record in Instrument 20061211-0152323, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Earlyne S. Allison by Warranty Deed from Maria R. Nelson and husband, Christopher S. Nelson, recorded February 23, 2012 in Instrument No. 20120223-0015700, Register's Office for Davidson County, Tennessee. The said Earlyne Smith Allison having since died on January 28, 2020, a resident of Lauderdale County, Alabama. Her Last Will and Testament were admitted to Probate by the Probate Court of Lauderdale County, Alabama on March 5, 2020, and Andrea A. Flippen and Murphree Shaw Flippen, Jr. qualified as the personal representatives of the deceased. A Petition to Probate the Last Will and Testament of Earlyn Smith Allison, for Muniment of Title only was filed in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/ Metropolitan Nashville - Davidson County (Probate Division) under Docket No. 20P-759. Final Order was entered on June 19, 2020 (see also Instrument No. 20200702-0072068, Register's Office for Davidson County, Tennessee). The Last Will and Testament of Earlyn Smith Allison was entered on June 17, 2020 in Davidson County Probate (Instrument No. 20200702 -0072069) which devised said property to The Flippen Family Trust.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 149, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2113 Acklen Avenue #3, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st DAY OF DECEMBER, 2020.

The Flippen Family Trust

BY: _____
Murphree Shaw Flippen, Jr.
Trustee

BY: _____
Andrea Allison Flippen
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MURPHREE SHAW FLIPPEN, JR., TRUSTEE of THE FLIPPEN FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of December, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA ALLISON FLIPPEN, TRUSTEE of THE FLIPPEN FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of December, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212