THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 552136 DEEDWARR
01/12/2021 08:43:25 AM 2 pgs
Fees: $13.00 Taxes: $436.60

20210112-0004998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$118,000.00**

Subscribed and sworn to before me this 5th day of January, 2021.

Notary Public **Affiant**

My Commission Expires: 1/25/22

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25, 2022

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
FLP, LLC 3451 Highway 259 Portland, Tennessee 37148-5065	SAME	043-09-0-222.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **JERRY L. MAYES, married,** has this day bargained and sold, and does hereby transfer and convey unto the said **FLP, LLC, a Tennessee Limited Liability Company,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 48, Block "B", as shown on the map entitled Woodlawn Estates Subdivision, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to J. L. MAYES AND WIFE, IDA S. MAYES, by deed from K. L. BEHEL AND WIFE, HELEN BEHEL, of record in Book 1371, page 2, dated February 14, 1946, said Register's Office. The said J. L. Mayes having since died on or about December 7, 1965, leaving Ida S. Mayes the surviving tenant by the entirety. The said IDA S. MAYES conveyed her interest to JERRY L. MAYES, by quitclaim deed of record in Book 6724, page 170, dated November 30, 1985, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 5 day of January, 2021.

JERRY L. MAYES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park**, a Notary Public in and for said County and State, **JERRY L. MAYES** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 5 day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 1/25/22

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25, 2022