PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

PREPARED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

W & I Ref: (DM) Title No.: 61594
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gregory Richard Flanagan Kendall Jewel Flanagan 6004 Elizabethan Drive Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10216007100

Karen Johnson Davidson County
Batch# 580064 DEEDWARR
03/01/2021 08:45:34 AM 2 pgs
Fees: $13.00 Taxes: $3,111.70
20210301-0025064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$841,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Virginia D. O'Brien, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory Richard Flanagan and Kendall Jewel Flanagan, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Hillwood Estates, Section Eight of record in Book 2133, page 123 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to R. Neil O'Brien and wife, Virginia D. O'Brien, by Warranty Deed from Jack W. Peeler and wife, Margaret M. Peeler, dated June 26, 2003 and recorded on July 8, 2003, of record in Inst. No. 20030708-0093273, Register's Office for Davidson County, Tennessee. The said R. Neil O'Brien has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 123, said Register's Office, which Plan shows a 100 foot minimum building setback line from Elizabethan Drive, and 10 foot easement for public utility purposes along the rear line of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4320, page 28, said Register's Office.

This is improved property, known as 6004 Elizabethan Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 2021

Virginia D. O'Brien

Virginia D. O'Brien

State of Tennessee

County of Davidson

On this 25th day of February, 2021, before me the undersigned authority, personally appeared Virginia D. O'Brien, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $841,000.00.

Tramaine Robin

Affiant

Sworn and subscribed before me this 26 day of February, 2021

Robin S. Edwards

Notary

My Commission Expires: 3/25/2023

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON