WARRANTY DEED

Karen Johnson Davidson County
Batch# 584867 DEEDWARR
03/04/2021 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $915.75
20210304-0028541

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6.7.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy E. Franklin	NEW OWNER	084 16 0 039.00
(NAME)	(NAME)	
2559 Stinson Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Franklin Joseph Flair, heir at law & Co-Administrator, and Melissa Gayle Loftis, heir at law & Co-Administrator of The Estate of Patricia Ann Flair,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Timothy E. Franklin, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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. 9 on the Plan of Hargis Heights as of record in Book 974, Page 82, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Franklin J. Flair and wife, Patricia K. Flair by Warranty Deed from Ethel Stephens, a widow, dated 02/28/1977 and recorded 03/01/1977, of record in Book 5119, Page 726, Register's Office for Davidson County, Tennessee.

Final Decree of Divorce record in Book 10496, Page 279 and Case No. 95D-3533, Register's Office for Davidson County, Tennessee.

The said Patricia Ann Flair died testate on 08/15/2018, devising subject property to Melissa Gayle Loftis and Franklin Joseph Flair, as evidenced in File No. 18P1717, Probate Court Clerk's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 974, Page 82, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2559 Stinson Road, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 26th day of February, 2021.

THE ESTATE OF PATRICIA ANN FLAIR

Franklin Joseph Flair, heir at law

Franklin Joseph Flair, Co-Administrator

Melissa Gayle Loftis, heir at law

Melissa Gayle Loftis, Co- Administrator

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Franklin Joseph Flair, heir at law of The Estate of Patricia Ann Flair,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **heir at law of The Estate of Patricia Ann Flair,** the within named bargainor, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of February, 2021.

Notary Public

My Commission Expires: 5-17-21

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Melissa Gayle Loftis, heir at law of The Estate of Patricia Ann Flair,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the **heir at law of The Estate of Patricia Ann Flair,** the within named bargainor, and that she as such being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of February, 2021.

Notary Public

My Commission Expires: 5-17-21

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Franklin Joseph Flair, Co-Administrator of The Estate of Patricia Ann Flair,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **Co-Administrator of The Estate of Patricia Ann Flair,** the within named bargainor, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of February, 2021.

Notary Public

My Commission Expires: 5-17-21

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Melissa Gayle Loftis, Co-Administrator of The Estate of Patricia Ann Flair,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the **Co-Administrator of The Estate of Patricia Ann Flair,** the within named bargainor, and that she as such being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of February, 2021.

Notary Public

My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

