WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-26-21
(AFFIX SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

R-SB-VRES-21-04405

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 626879 DEEDWARR
04/30/2021 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20210430-0058206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brenton Thomas Flynn and Hilary Lauren Flynn	Ameris ave Mortgage Corporation	
(NAME)	(NAME)	
4405 Westlawn Drive	3525 Piedmont Rd, NE Ste 600 & Piedmont Center	**103-08-0D-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Atlanta GA 30305	
(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, **MAXX A. CUA AND ASHLEY G. DECKER CUA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRENTON THOMAS FLYNN AND HILARY LAUREN FLYNN, HUSBAND AND WIFE,** 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 Lot No. 2 on the Plan of Final Plat of Cherokee Crossing, a Residential Subdivision of record in Plat at Instrument No. 20050328-0032338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maxx A. Cua, unmarried, and Ashley G. Decker, unmarried, and Nick R. Cua married, as Joint Tenants with the right of survivorship by Warranty deed from Ryan B. Gallagher and Hilary Gallagher, husband and wife of record in Instrument No. 20150716-0069716 Register's Office for Davidson County, Tennessee, dated July 01, 2015 and recorded on July 16, 2015.

Being the same property conveyed to Maxx A. Cua, unmarried, and Ashley G. Decker, unmarried, as tenants in common by Quitclaim deed from Maxx A. Cua, unmarried, and Ashley G. Decker, unmarried, and Nick R. Cua married, as Joint Tenants with the right of survivorship of record in Instrument No. 20160623-0064300 Register's Office for Davidson County, Tennessee, dated June 01, 2016 and recorded on June 23, 2016.

The said Ashley G. Decker having since married and now being known as Ashley G. Decker Cua.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 421, Page 32 and Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20051215-0150402, Register's Office for Davidson County, Tennessee.
- Charter for Cherokee Crossing Homeowners Association, Inc. of record in Instrument Number 20100203-0008714, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Open Space to HOA of record in Instrument Number 20100203-0008715, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050118-0005960, in the Register's Office for Davidson County, Tennessee.
- By-Laws to the Board of directors, Cherokee Crossing Townhomes attached as Exhibit "C" to the Master Deed of record in Instrument Number 20060908-0111567, in the Register's Office for Davidson County, Tennessee.
- Attorney's Certificate of record in Instrument Number 20060908-0111568, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20070702-0078608, in the Register's Office for Davidson County, Tennessee.
- Outdoor Living Space and Fence Easement shown in Warranty Deed of record in Instrument Number 20080709-0070375, in the 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: **4405 Westlawn Drive, Nashville, Tennessee 37209**.

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 29th DAY OF APRIL, 2021.

Maxx A. Cua

Ashley G. Decker Cua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAXX A. CUA, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY G. DECKER CUA, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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

True Copy Certification

I, **Nick Harris**, 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 Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY