Karen Johnson Davidson County
Batch# 627308 DEEDWARR
05/03/2021 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20210503-0058774

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20214867

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$376,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Beth Thomas
Affiant

Sworn to and subscribed before me this 30th day of April, 2021.

Bethany Dscott
Notary Public
My Commission Expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2021, among:

ROBERT W. FLANNERY AND WIFE, MELODY P. FLANNERY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JAMES BRADFORD MCDONALD AND TAMMY MATTHEWS MCDONALD, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Phase 1 of Thrible Springs Estate of record in Plat Book 6900, Page 313, 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 John Bannon O'Leary and Mandy Flannery O'Leary by Warranty deed from American Renaissance, LLC of record in Instrument No. 20060602-0064918 Register's Office for Davidson County, Tennessee, dated May 23, 2006 and recorded on May 23, 2006.

Being the same property conveyed to MAndy Flannery O'Leary, unmarried by QuitClaim deed from John Bannon O'Leary, unmarried of record in Instrument No. 20160229-0018874 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on February 29, 2016.

Being the same property conveyed to Robert W, Flannery and wife, Melody P. Flannery by Warranty deed from Mandy Flannery O'Leary, unmarried of record in Instrument No. 20160229-0018875 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on February 29, 2016.

Being also known as 105 Thrible Springs Ct Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Robert W. Flannery

Melody P. Flannery

Melody P. Flannery

State of Tennessee
County of Williamson
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Robert W. Flannery and Melody P. Flannery, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2021.

Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: James Bradford McDonald
Address: 105 Thrible Springs Ct
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: F&M Bank
Address: 10 Cadillac Drive Ste 100
City, State, Zip: Brentwood, TN 37027

Tax ID: 161-14-0A-029.00-CO

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

