WARRANTY DEED

Karen Johnson Davidson County
Batch# 634880 DEEDWARR
05/12/2021 03:33:26 PM 2 pgs
Fees: $13.00 Taxes: $765.90

20210512-0064305

LR-SB-FBO-21-705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 07-09-2024

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Flash Home Equity, LLC	Same Owner	
(NAME)	(NAME)	**094-01-0-448.00**
1078 Port Diane Dr		
(ADDRESS)	(ADDRESS)	
St Louis, MO 63146		
(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, **JEAN SUE CHASCSA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FLASH HOME EQUITY, LLC,** 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. 78 on the plan of Shelby Village, No. 3 of record in Book 2083, page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 70.4 feet on the Easterly side of South 16th Street and runs back 137.4 feet on the Northerly line and 78.7 feet on the Southeasterly line to a line in the rear, on which it measures 70.7 feet.

Being the same property conveyed to Diana Whiddon by Warranty Deed from Volunteer Management, Inc., a Corporation, of record in Book 10141, Page 433, Register's Office for Davidson County, Tennessee, dated July 29, 1996 and recorded on August 01, 1996.

Said Diana Whiddon became deceased on December 5, 2018, leaving Last Will and Testament filed for Probate in Docket No. 19P593 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Jean Sue Chasca is sole devisee of said proeprty.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2083, Page 6, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 639, Page 2086, 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: **705 South 16Th Street, Nashville, Tennessee 37206-2104**.

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 10th DAY OF MAY, 2021.

Jean Sue Chascsa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN SUE CHASCSA, 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 10th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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