Karen Johnson Davidson County
Batch# 655464 DEEDWARR
06/11/2021 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210611-0079157

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Katherine B. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023
(AFFIX SEAL)

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Y-SB-PR-21-2616

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)
Hannahkohl Almire and Lisa Joyce Maxwell	**New Owner**	
(NAME)	(NAME)	**071-04-0-109.00**
2616 Flamingo Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **ERYN MCHUGH, A SINGLE WOMAN AND KEVIN S. NOLAND, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNAHKOHL ALMIRE, A SINGLE WOMAN, AND LISA JOYCE MAXWELL, A MARRIED WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** 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 the Northwesterly one-half of Lot No. 381 on the Plan of Joywood Heights, Section 2-A, as of record in Book 1424, Page 20, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Dellway Drive at the corner of Lots Nos. 380 and 381; thence with the line between said lots Southwardly 166 feet to the corner of the property conveyed to James Howard McMurty and wife, by deed from James C. Prickett and wife, of record in Book 1191, Page 462, Register's Office for said County; thence with McMurty's Northwesterly line, Northeasterly 159.1 feet to the Southwesterly margin of Flamingo Drive; thence with said Drive Northwestwardly 117.3 feet to the corner of Lots Nos. 380 and 381, the point of beginning.

Being the same property conveyed to Eryn McHugh, unmarried and Kevin S. Noland, married, tenants in common with the rights of survivorship by Warranty deed from Garret McGuire, a single person of record in Instrument No. 20160812-0084010 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on August 12, 2016.

Subject propery having never been the said grantors primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 20, 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: **2616 Flamingo Drive, Nashville, Tennessee 37207**.

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.

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-12301-RL

Witness my/our hand(s) this the 8th DAY OF JUNE, 2021.

Eryn McHugh

Kevin S. Noland by Eryn McHugh, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 202106110079155, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERYN MCHUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERYN MCHUGH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEVIN S. NOLAND, and who acknowledged she executed the same as the free act and deed of the said KEVIN S. NOLAND.

Witness my hand and official seal, this the 8th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

