Karen Johnson Davidson County
Batch# 678533 DEEDWARRSP
07/16/2021 02:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210716-0095968

Commitment Number: TN21104220

After Recording, Send To:
BOSTON NATIONAL TITLE AGENCY, LLC
400 ROUSER ROAD
CORAOPOLIS, PA. 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21104220.

New Property Owner/Mail Tax Statements To:
James W. Flenoy and Angelia C. Flenoy, husband and wife, as tenants by the entirety, 3115 Meadowside Ln, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
060-02-0-101.00

SPECIAL WARRANTY DEED

Exempt: Section 67-4-409(a)(3)(A)(i): creation of tenancy by the entirety by the conveyance from one spouse to the other

James W. Flenoy, a married man, hereinafter grantor, whose tax-mailing address is **3115 Meadowside Ln, Nashville, TN 37207**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **James W. Flenoy and Angelia C. Flenoy, husband and wife, as tenants by the entirety**, grantee, whose tax mailing address is **3115 Meadowside Ln, Nashville, TN 37207**, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 71 ON THE PLAN OF PARKWOOD ESTATES, SECTION 1, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 2900, PAGE 120, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. Tax ID: 060-02-0-101.00
Property Address is: 3115 Meadowside Ln, Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20160921-0099387 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 060-02-0-101.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on July 2, 2021:

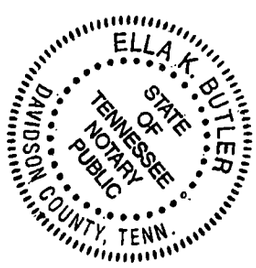
James W. Flenoy

James W. Flenoy

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 2, 2021 by **James W. Flenoy** who is personally known to me or has produced TN Driver Lic as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Ella K Butler
Notary Public
EXPIRATION DATE 07/09/2024



Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

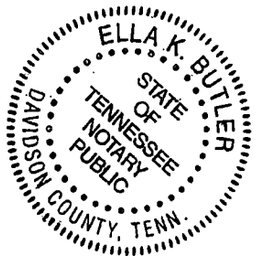
Subscribed and sworn to before me

This 2 day of July, 2021.

James W. Flenoy
Affiant

James W. Flenoy
Print Name

(Seal)



Ella K Butler
Notary Public

My commission expires:
07/09/2024

Ella K. Butler
Print Name

True Copy Certification
State of Tennessee

I, AARON AVERY, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 22nd, 2021.

Affiant Signature

07/14/2021
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 14 day of JULY, 20 21.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462

TN21104220