Karen Johnson Davidson County
Batch# 681131 DEEDWARR
07/22/2021 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,519.94
20210722-0098307

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $410,794.90. Carmen Coats Affiant Subscribed and sworn to before me, this the 15th day of July, 2021. Eliza Whitfield Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey Irwin and Miguel A. Palos, Jr	Movement Mortgage LLC	086-12-01-0A-019.00
424 Church Street, Ste 2000	8024 Calvin Hall Road	
Nashville, TN 37219	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIANNE YOUNKE NKA BRIANNE FLYNN AND SEAN THOMAS FLYNN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY IRWIN, A MARRIED MAN, AS TO A 20% INTEREST AND MIGUEL A. PALOS, JR., A MARRIED MAN, AS TO AN 80% INTEREST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 19 on the Plan of Final Plat Revision of Section One, Tulip Grove Pointe "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060905-0109478, 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 Brianne Younke and Sean Thomas Flynn, wife and husband by Warranty deed from Adolfo Cisnero and Jillian Cisnero, husband and wife of record in Instrument No. 20170519-0050180 Register's Office for Davidson County, Tennessee, dated May 01, 2017 and recorded on May 19, 2017. (Value of consideration shown in aforementioned deed $256,000.00.) Being also known as 145 Tulip Grove Point Hermitage, Tennessee 37076.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 145 Tulip Grove Point, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of July, 2021.

Brianne Younke NKA Brianne Flynn

Sean Thomas Flynn

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brianne Younke NKA Brianne Flynn and Sean Thomas Flynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8 day of July, 2021.

Notary Public

My Commission Expires: 12-14-2024

AMANDA DAVEY
My Notary ID # 129233854
Expires December 14, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/20/2021 (date ~~of document~~).

Affiant Signature

07/20/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025