Karen Johnson Davidson County
Batch# 683575 DEEDWARR
07/26/2021 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20210726-0099956

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

J-DRE-21-3328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Darrell T. Miller Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

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)
Darrell T. Miller	**New Owner**	
(NAME)	(NAME)	**050-10-0-091.00**
3328 Chesapeake Cir	at property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Address	
(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, **FLASH HOME EQUITY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARRELL T. MILLER,** 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. 43 on the Plan of Chesapeake Homes, Section Three of record in Plat Book 5200, Page 640, 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 Flash Home Equity LLC, a Tennessee Limited Liability Company by Warranty deed from Joe Claybon and Barbara Claybon, trustees of The Joe Claybon and Barbara Revocable Living Trust of record in Instrument No. 20210421-0053590 Register's Office for Davidson County, Tennessee, dated April 19, 2021 and recorded on April 21, 2021.

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 5200, Page 640, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6285, Page 885 and record of Book 6349, Page 499, 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: **3328 Chesapeake Cir, 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.

Witness my/our hand(s) this the 20th DAY OF JULY, 2021.

Flash Home Equity LLC, a Tennessee Limited Liability Company

BY: _____
Amanda Leung
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA LEUNG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of FLASH HOME EQUITY LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of July, 2021.

_____
Notary Public
My Commission Expires: 5.2.2022
(SEAL)

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

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

Certificate of Authenticity

I, Holly A Mason, 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 7/20/21.

Holly A Mason

Affiant Signature

7/21/21

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21 day of July, 2021.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25