Karen Johnson Davidson County
Batch# 690733 DEEDWARR
08/05/2021 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20210805-0105145

WARRANTY DEED	STATE OF TENNESSEE 2021-727 COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00. Hayley Smith (Affiant) Sworn to and subscribed before me this 30th day of August, 2021. Notary Public My commission expires: 5/2/22

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

BEE RAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Michael Hart (NAME)	**NEW OWNER** (NAME)	**104-11-0A-003.00CO**
2134 Fairfax Ave, Apt A3 (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Flank LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Hart, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit A-3, The Villager West Condominium, of record in Plat Book 5210, page 174 and as established under the Master Deed of record in Book 5452, page 419, both being recorded in the Register' Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description thereof.

Being all the same property conveyed to Flank, LLC, a Tennessee Limited Liability Company by deed from Alvin L. Harris and Kathy L. Harris, husband and wife, of record in Instrument No. 20160502-0042706 and as corrected in Inst. No. 20160811-0083695, Register's Office for Davidson County, Tennessee.

Subject property is not now nor ever has been the principal place of residence for the Grantor herein.

For Information Purposes Only - This is improved property commonly known as: 2134 Fairfax Ave., #A-3, Nashville, TN 37212.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record, (6) Taxes or special assessments which are not shown as existing liens by the public records, (7) If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment, (8) Taxes for the year 2021 and subsequent years, a lien not yet due and payable, (9) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Master Deed and By-Laws of The Villager West Condominiums of record in Book 5452, Page 964, in the

Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons, (11) Subject to the provisions of the Tennessee Horizontal Property Act, as set forth in Tennessee Code Annotated Section 66-27-101, et. seq., as such may be amended from time to time.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of July, 2021.

Flank LLC,
a Tennessee limited liability company

By: Quin Evans Segall
Quin Evans Segall, Authorized Representative

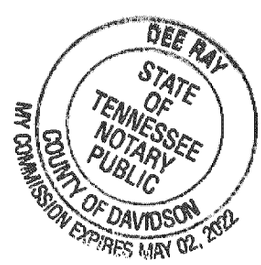
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared Natasha Turchan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Quin Evans Segall of Flank LLC, the within named bargainor, a Limited Liability Company, and that such Quin Evans Segall as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as such officer.

Witness my hand and seal, at office in Franklin, this 30th day of July, 2021.

Notary Signature

My Commission Expires: 5/2/22



I, the undersigned, 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 the law on 7/30/2021.

Lesley R. Smith

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public

