Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$132,750.00**

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2021

Notary Public

My commission expires: 7-10-2024

(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew J. Flanigan	**Andrew J. Flanigan**	**147-15-0-008.00**
5001 Cherrywood Drive	**2531 York Road**	
Nashville, TN 37211	**Nolensville, TN 37135**	

Karen Johnson Davidson County
Batch# 698375 **DEEDWARR**
08/16/2021 01:22:33 PM 2 pgs
Fees: $13.00 Taxes: $491.18
20210816-0110413

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Ruth S. Walp, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew J. Flanigan and Katherine A. Flanigan, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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(s) 110, as shown on the map entitled Plan of Whispering Hills, Section II-C, of record in Book 2663, pages 66 and 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WALLACE W. WALP AND WIFE, RUTH S. WALP, by deed from LEROY PRESTON AND WIFE, LOU ELLA PRESTON, of record in Book 2856, page 633, dated November 26, 1958, said Register's Office.

WALLACE W. WALP died on or about May 26, 1999, leaving RUTH S. WALP as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property mailing address is **5001 Cherrywood Drive, Nashville, TN 37211** property is a corner Lot a/k/a **555 Whispering Hills Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantees, 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 13th day of August, 2021.

Ruth S. Walp

Ruth S. Walp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ruth S. Walp**, the bargainor(s) 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, at office, this **13th** day of **August, 2021**.

Notary Public

My Commission Expires: 10.24.24

WILLIAMSON COUNTY GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC