This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $352,000.00

Affiant

Subscribed and sworn before me this the 12th day of August, 2021.

Notary Public
My commission expires: 3-[illegible]-22

Karen Johnson Davidson County
Batch# 700386 DEEDWARR
08/18/2021 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20210818-0111830

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
SUNTAN CO, LLC 4240 Longfellow Drive Nashville, TN 37214	308 Emerald Cove Flowood, MS 39232	062-02-0B 273.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TINA M. FRY AND JOSHUA FLOWERS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SUNTAN CO, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 257 on the plan of First Revision, Cluster Lot Development, Abbington Park, Phase Two – Section One, as of record in Instrument No. 20081024-0106746, and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tina M. Fry and Joshua Flowers, wife and husband, by Warranty Deed dated 12/10/2015, from Celebration Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20151214-0125223, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4240 Longfellow Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 12th day of August, 2021.

Tina M. Fry

Joshua Flowers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tina M. Fry and Joshua Flowers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2021.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **August 12, 2021**.

Date

Tonya Loftin
Affiant Signature

August 18, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 18th day of August, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)