Karen Johnson Davidson County
Batch# 701646 DEEDWARR
08/20/2021 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20210820-0112887

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $200,000.00 6-4 Affiant Subscribed and sworn to before me This 17 day of Aug 2021. Notary Public My Commission Expires: May 5, 2025 ERIC C. ROUSE II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Aaron B. Flinn, Trustee of the 232 LIVELIHOOD TRUST 541 Skyview Drive, Nashville TN 37206	Aaron B. Flinn 511 Union St. Suite 2700 Nashville, TN 37219	P/O 08311007500

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

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 sufficiency of all of which are hereby acknowledged, **Harmony H. England and Greg England, wife and husband** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Aaron B. Flinn, Trustee of the 232 Livelihood Trust** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land located in Nashville, Davidson County, Tennessee, being Lot B According to an unrecorded plat by Z.J. Wilkerson, and described as follows:

BEGINNING at a point in the south margin of Skyview Drive;
Thence S 81°17'28" E 249.82 feet to a point;
Thence S 08°47'25" W 99.93 feet to a point;
Thence N 81°09'27" W 99.44 feet to a point;
Thence N 08°34'28" E 80.06 feet to a point;
Thence N 81°25'32" W 150.06 feet to a point;
Thence N 08°44'35" E 20.0 feet to the point of beginning, containing an area of 0.30 acres, more or less.

Being a portion of the property conveyed to Harmony H. England and spouse, Greg England by deed from Harmony H. England and spouse, Greg England of record in Instrument Number 20210510-0062426.

This is improved real property 541 Skyview Drive, Nashville, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Lack of right of access to and from the land
3. Easement of record in book 1140, Page 182, and Book 4006, page 755, said Register's Office.
4. Subject to easement in Instrument No. 20210510-0062426 and Instrument No. 20210510-0062362, said register's Office.
5. Subject to all matters on plat Book 1130, Page 34, said Register's Office.
6. Subject to all matters on the unrecorded survey by Z.J. Wilkerson, Surveyor, dated December 31, 1949
7. Subject to matters on the survey by Rocky L. Montoya, Surveyors, not dated to vesting deeds.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of August 2021.

Greg England

Harmony H. England

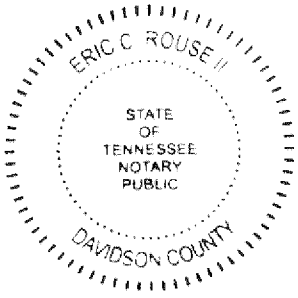
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared **Greg England and Harmony England**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Davidson county, of Tennessee, this 17th day of August 2021.

Notary Public

My Commission Expires: May 5, 2025



Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____, 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

