WARRANTY DEED Karen Johnson Davidson County Batch# 783525 DEEDWARR 01/04/2022 08:51:59 AM 3 pgs Fees: $18.00 Taxes: $632.70 20220104-0000914	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $171,000.00 Affiant Subscribed and sworn to before me This 10th day of December, 2021. Notary Public My Commission Expires: 03/04/24 ROBERT ELLIOTT GRAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

Address New Owners as:	Tax Bill To:	Map / Parcel
The Boulders Subdivision, LLC	New Owner	172 02 0A 005.00

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 One Hundred, Seventy-One Thousand Dollars ($171,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Deborah Flynn** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **The Boulders Subdivision, LLC, a Tennessee limited liability company** (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, State of Tennessee, Being Lot Number 5 on the Myrtlewood Estates, Section 8, a Planned Unit Development formaly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register's Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to Deborah Flynn from Woodlend LP, d/b/a The Boulders Residential Subdivision, a Tennessee Limited Partnership by Warranty Deed of record in Instrument Number 20190828-0086662, Register's Office for Davidson County, Tennessee, dated August 19, 2019 and recorded on August 28, 2019. A Scrivener's Affidavit of record in Instrument Number 20191120-0119616, Register's Office for Davidson County, Tennessee, was later recorded on November 20, 2019 to correct an error in the legal description in the Warranty Deed of record in Instrument Number 20190828-0086662.

This is unimproved property known as 5808 Woodland Hills Drive, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Easement as of record in Book 6489, page 537, Book 7950, page 224, Book 7950, page 227, Instrument No. 199912220306125, Instrument No. 1999122220306126, Instrument No. 20080118-0006026 and Instrument No. 20080227-0018946, said Register's Office.
2. Covenants as of record in Instrument No. 20180820-0093374 and Instrument No. 20190701-0063431, said Register's Office.
3. Deed of Conveyance in Book 5691, page 548, said Register's Office.
4. Subject to all matters as disclosed on plat book in Instrument No. 20170918-0095179, said Register's Office.
5. Taxes for 2022 and subsequent years, a lien not yet due and payable.

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of December, 2021.

Grantor:

Deborah Flynn

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Deborah Flynn**, 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 and seal, at Nashville, Tennessee, this 10th day of December 2021.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Notary Public

My Commission Expires: