When recorded, return to:
Concord Title
3000 Meridian Boulevard
Franklin, TN 37067
File Number: 20216197

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14989-RL-s

Karen Johnson Davidson County
Batch# 789743 DEEDWARR
01/13/2022 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220113-0004945

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00**.

MS
Affiant

BETH THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 02, 2023

Subscribed and sworn to before me, this the ~~15th~~ 22nd day of December, 2021.

Beth Thomas
Notary Public
My Commission Expires: 10/2/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Morgan Elizabeth Flack and John B. Flack 308 Lynn Drive Nashville, TN 37211	Morgan Elizabeth Flack and John B. Flack 308 Lynn Drive Nashville, TN 37211	147 01 0 077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Daniel Wayne Flowers, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Morgan Elizabeth Flack, an unmarried woman and John B. Flack, a married person, as joint tenants with rights of survivorship, 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 No. 353 on the Plan of Section Three, Caldwell Hall, as of record in Plat Book 2900, Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel Wayne Flowers, by Warranty Deed from Abra H. Meckel Niemiec, married, of record in Instrument No. 20120703-0058320, in the Register's Office of Davidson County, Tennessee, dated June 29, 2012 and recorded on July 03, 2012.

This is improved property located at: **308 Lynn Drive, Nashville, TN 37211**.

Mabel Pleasure, spouse of Daniel Wayne Flowers, joins this conveyance but not the warranties herein, to relinquish all interest, marital or otherwise, in the subject property.

This conveyance is made subject to 1) Property taxes for the year **2022**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES that we 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; 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2021.

GRANTOR:

Daniel Wayne Flowers

Mabel Pleasure

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel Wayne Flowers and Mabel Pleasure, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of December, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Nick Harris, 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 22nd December, 2021.

Affiant Signature

12/22/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of December, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY