Karen Johnson Davidson County
Batch# 812992 DEEDWARR
03/01/2022 11:48:30 AM 6 pgs
Fees: $33.00 Taxes: $1,665.00
20220301-0023140

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10038-3

ADDRESS NEW OWNER:
Michael Flynn
8016 Poplarwood Road
Nashville, TN 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
New Owner

Parcel ID:
155-03-0C-003-00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **T. Larry Edmondson, Trustee of the bankruptcy estate of Alan McMillen and Pamela McMillen, Chapter 7 Case No. 3:21-bk-01598, U. S. Bankruptcy Court for the Middle District of Tennessee,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Michael Flynn and Tamara Flynn, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Final plat of Poplar Wood, Section 1, as of record in Plat Book 9700, Page 196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Alan W. McMillen and wife, Pamela A. McMillen by deed dated May 23, 2006 from Amy Elizabeth Constant, recorded May 30, 2006, in Instrument Number 20060530-0062861, Register's Office for Davidson County, Tennessee. By order entered February 9, 2022 in Case No. 3:21-bk-01598, United States Bankruptcy Court for the Middle District of Tennessee at Nashville, Thomas L. Edmondson, Chapter 7 Trustee for Allen & Patricia McMillen, is authorized to convey the property free and clear of all liens.

This is improved property known as 8016 Poplarwood Road, Nashville, TN 37221. Possession is to be given on February 15, 2022.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter, shall be charged or encumbered in any manner whatsoever; and,

GRANTOR does further covenant and bind itself, our successors 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 claiming by through or under said GRANTOR, **BUT NOT OTHERWISE**.

WITNESS our hands this the 15th day of February, 2022.

T. Larry Edmondson, Trustee of the bankruptcy estate of Alan McMillen and Pamela McMillen, Chapter 7 Case No., 3:21-bk-01598, U. S. Bankruptcy Court for the Middle District of Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **T. Larry Edmondson, Trustee of the bankruptcy estate of Alan McMillen and Pamela McMillen, Chapter 7 Case No. 3:21-bk-01598, U. S. Bankruptcy Court for the Middle District of Tennessee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15 day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 11-20-2022

HOLLY MATLOCK NEAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-20-2022

* * * * * *

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is **$450,000.00**.

AFFIANT

Subscribed and sworn to before me on this 15th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 11-20-2022

HOLLY MATLOCK NEAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-20-2022

Charles M. Walker
U.S. Bankruptcy Judge
Dated: 2/9/2022

IN THE UNITED STATES BANKRUPTCY COURT FOR THE
MIDDLE DISTRICT OF TENNESSEE
AT NASHVILLE

IN RE:	)	
	)	
ALAN MCMILLEN and,	)	Case No: 3:21-bk-01598
PAMELA MCMILLEN	)	Chapter 7
	)	Judge Walker
Debtors.	)	

AGREED ORDER TO SELL PROPERTY OF THE ESTATE

As indicated by the signatures of counsel for the parties below, T. Larry Edmondson, Chapter 7 Trustee ("Trustee") and Wells Fargo Bank, N.A. ("Wells Fargo") herein, agree to the Trustee's sale of the debtors' real property known as 8016 Poplarwood Road, Nashville, TN 37221 (the "Real Property"), as listed in the Motion, and as indicated below pursuant to the terms of this order, the Response filed by Wells Fargo (Docket No. 36) is deemed satisfied;

It is therefore **ORDERED ADJUDGED and DECREED** that the Trustee's motion to sell property of the estate, free and clear of liens shall be and is hereby granted.

It is further **ORDERED** that the Trustee may execute all necessary documents to complete and finalize the sale of the Property

202203010023140

It is further **ORDERED** that all valid liens on the Property shall attach to the proceeds of the sale.

It is further **ORDERED** that the Trustee is authorized to receive the proceeds from the sale on behalf of the bankruptcy estate, pay all costs associated with the sale (including realtor's commission), pay all taxes owed on the property, pay in full proceeds to all valid lienholders on the Property (including Wells Fargo), disburse Debtors' $50,000.00 homestead exemption from the proceeds without further order of the Court, and retain all remaining proceeds for the benefit of the estate.

It is further **ORDERED** that if a closing of this sale does not take place within ninety (90) days after the date of the entry of this order, this Order shall be deemed moot, and the Trustee shall refile a motion for any subsequent sale.

It is further **ORDERED** that the 14-day stay approving the sale under Fed. R. Bankr. P. 6004(h) is hereby waived.

THIS ORDER WAS SIGNED AND ENTERED ELECTRONICALLY AS INDICATED AT THE TOP OF THE FIRST PAGE.

APPROVED FOR ENTRY:

/s/ Justin T. Campbell
Justin T. Campbell
Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, TN 37203
Tel: 615.465.6015
Fax: 615.807.3048
justin@thompsonburton.com

Counsel for the Trustee

/s/ Alexandra Bradley
Alexandra Bradley (034703)
Joel W. Giddens (016700)
Wilson & Associates, P.L.L.C.
400 W. Capitol Ave., Suite 1400
Little Rock, AR 72201
615-610-6141 phone
501-734-4545 fax
jgiddens@thewilsonlawfirm.com
abradley@thewilsonlawfirm.com

Counsel for Respondent

This Order has been electronically signed. The Judge's signature and Court's seal appear at the top of the first page.
United States Bankruptcy Court.

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 Feb 15, 2022.

Hadley Roper
Affiant Signature

02/15/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 02/15/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal