Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-715

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Clayton Cooper and Bryn O'Reilly 718 23rd Street Nashville, TN 37209	Bank of England 1880a General George Patton Drive Franklin, TN 37067	91-01-0K-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Stephanie N. Becker, an unmarried woman and Brian Flynn, a unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clayton Cooper, an unmarried man and Bryn O'Reilly, an unmarried woman

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 Unit No.716 B, together with the appurtenant interest in the common elements of Townhomes of 716 23rd Street, a horizontal property regime with private elements established by Declaration in Instrument No.20161018-0110002, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 5 on the Plan of a Resubdivision of Lot No. 3 West Nashville Annex of record in Plat Book 4175, Page 112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie N. Becker, and unmarried woman and Brian Flynn, an unmarried man by Warranty deed from Ebert Investments, LLC of record in Instrument No. 20170523-0051121 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 23, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 718 23rd Street, Nashville, TN 37209

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 so 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. 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.

Dated this the 28th day of February, 2022.

Stephanie N. Becker

BFLYNN by Stephanie Becker, his attorney-in-fact

Brian Flynn by Stephanie Becker, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Sumner

On this 28th day of February, 2022, before me personally appeared Stephanie N. Becker to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2022.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, **Stephanie Becker,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Brian Flynn** and acknowledged that he executed the same as the free act and deed of the said **Brian Flynn,** pursuant to the Specific Power of Attorney recorded in Instrument No. 202203100027708, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 28th day of February, 2022.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/28/22.

Affiant Signature

3/2/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/2/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON