WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 3/25/2025
(AFFIX SEAL)

DEBORAH BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 843404 DEEDWARR
04/21/2022 10:20:03 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20220421-0046121

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Flash Home Equity, LLC	Flash Home Equity, LLC	043-07-007
(NAME)	(NAME)	
316 Scalf Drive	1624 Shelby Ave	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220532

For and 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, **Dana R. Newland** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Flash Home Equity, LLC,** 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. 148 on the Plan of resubdivision of Lots Nos. 1 and 13 of Anderson Estates, not of record, and being part of Lot No. 13 on the Plan of said Anderson Estates, as of record in Plat Book 1130, page 37, Register's Office for Davidson County, Tennessee, and described according to a survey made by Anderson & Gee Surveyors, August 5, 1946, as follows, to-wit:

Beginning on the easterly margin Scalf Drive at a point 50.0 feet north of the northwest corner of the property conveyed to Emma V. McDowell by deed from John W. Anderson and wife, of record in Book 1320, page 7, said Register's Office, being the corner of Lots Nos. 148 and 149; thence with said Drive northwardly 50.0 feet to the corner or Lots Nos. 146 and 158; thence with the line between said two lots, eastwardly 169.5 feet to the common corner of Lots 146, 148, 134 and 135; thence with the line between Lots 134 and 148, southwardly 50.0 to the common corner of Lots Nos. 133, 134, 148 and 149; thence with the line between said two lots westwardly 168.9 feet to the beginning.

Being the same property conveyed to Roger L. Newland and wife, Dana R. Newland by deed from Jerry D. King, married, dated May 21, 2003, of record in Instrument No. 20030626-0088195, Register's Office for Davidson County, Tennessee. The property was further conveyed to Dana R. Newland by deed from Roger L. Newland, dated July 5, 2011, of record in Instrument No. 20130926-0101090, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 316 Scalf Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20th day of April, 2022

Dana R. Newland

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dana R. Newland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th of April, 2022.

Notary Public
My Commission Expires: 3/25/2025

