When recorded, return to:
Carney Title
400 Overbeck Lane Suite 101
Nashville, TN 37204
File Number: 22-DM-5403-P

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-16415-KS-s

Karen Johnson Davidson County
Batch# 846939 DEEDWARR
04/28/2022 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220428-0048871

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2022.

Notary Public
My Commission Expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Wolf and Anna Mechling Wolf 3609 Caldwell Ct. Nashville, TN 37204	Same	091 02 4Y 303.00-CO

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Michael C. Flynn and Tamara E. Flynn, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Brian Wolf and Anna Mechling Wolf, husband and wife, 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. 303, Building 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Boomerang Condominium, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200214-0017373, as amended in Instrument Nos. 20200518-0051216, 20201005-0114952 and 20201112-0133302 and being shown on Plat attached thereto as Exhibit B, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Michael C. Flynn and Tamara E. Flynn, husband and wife, by Warranty Deed from Centennial Partners V, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201020-0122226, in the Register's Office of Davidson County, Tennessee, dated October 16, 2020 and recorded on October 20, 2020.

This is improved property located at: **5403 Centennial Boulevard, Unit # 303, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees 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 30th day of March, 2022.

GRANTOR:

Michael C. Flynn

Tamara E. Flynn

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ST. JOHNS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael C. Flynn and Tamara E. Flynn, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~30th~~ 31ST day of March, 2022.

Notary Public State of Florida
Lana C Gatewood
My Commission HH 012744
Expires 06/21/2024

Lana C Gatewood
Notary Public
My Commission expires: 6/21/2022

True Copy Certification

I, **Diane March,** 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 this the 19th day of April, 2022.

Affiant Signature
Date 04/19/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

