(1)

WARRANTY DEED

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

JM-VRE-22-3509

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th 27th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/16/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 848097 DEEDWARR
04/29/2022 10:22:41 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20220429-0049822

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jennifer Lynn Byrd and Gregory F. Byrd, Trustees	**NEW OWNER**	
(NAME)	(NAME)	**104-05-0G-002.00-CO**
15 E Willowbrook Rd.		
(ADDRESS)	(ADDRESS)	
Eastborough, KS 67207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ETHAN FLYNN AND SARAH FLYNN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER LYNN BYRD AND GREGORY F. BYRD, TRUSTEES OF THE JENNIFER LYNN BYRD REVOCABLE LIVING TRUST, DATED MAY 16, 2019,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "B", on the Horizontal Property Regime with Private Elements for 414 Greenway Cottages, as established in the Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20130401-0031713, amended in Instrument No. 20131219-0128337, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Ethan Flynn and Sarah Flynn, husband and wife by Warranty deed from Daniel J. Brywczynski, married of record in Instrument No. 20180425-0039064 Register's Office for Davidson County, Tennessee, dated April 23, 2018 and recorded on April 25, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 421, Page 190, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for 414 Greenway Cottages, with By-Laws appended thereto, of record in Instrument No. 20130401-0031713 and amended in Instrument No. 20131219-0128337, Register's Office for Davidson County, Tennessee.
- Charter for the 414 Greenway Cottages of record in Instrument No. 20130410031712, Register's Office for Davison County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument No. 20131024-0110680, Register's Office for Davidson County, Tennessee.
- Plan of 414 Greenway Cottages, as attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions and Restrictions.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3509 Hillsdale Avenue, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 26th DAY OF APRIL, 2022.

Ethan Flynn

Sarah Flynn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHAN FLYNN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2022.

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH FLYNN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2022.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064