Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 853429 **DEEDWARR**
05/11/2022 09:54:40 AM 2 pgs
Fees: $13.00 Taxes: $1,165.13

20220511-0053751

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 314,900.00.

Affiant

Subscribed and Sworn before me this 9th day of May , 2022.

Notary Public
My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Stacie Marie Storms 3029 High Rigger Drive, Nashville, TN 37217	Primary Residential Mortgage 1480 North 2200 West, Salt Lake City, UT 84116	150-02-0-299

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shira Flanagan and Christine Flanagan, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stacie Marie Storms,** unmarried woman,"the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Revised, Section Two, Harbor Gate of record in Plat Book 6250, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa DuVall, unmarried, by Warranty Deed from Sheila Ann Beavers, married (formerly Sheila Ann Fischer), of record in instrument No. 20051202-0144832 Register's Office for Davidson County, Tennessee, dated November 22, 2005 and recorded on December 02, 2005.

Further being the same property conveyed to Shira Flanagan and Christine Flanagan, wife and wife, by Warranty Deed from Lisa DuVall, unmarried, of record in instrument No. 20210105-0001961 Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on January 05, 2021.

This is [X] improved [ ] unimproved property known as 3029 High Rigger Drive, Nashville, TN 37217 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of May, 2022.

Shira Flanagan by Christine Flanagan her Attorney-IN-Fact
Shira Flanagan by Christine Flanagan, her Attorney-in-Fact

Christine Flanagan
Christine Flanagan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, personally appeared **Christine Flanagan**, individually and as attorney in fact for Shira Flanagan by virtue of a power of attorney recorded at Instrument No. 20220429-0049987, Register's Office of Davidson County, Tennessee, to me known (or proved to me on the basis of satisfactory evidence) to be the person or persons described herein and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed and as the free act and deed of the principal, Shira Flanagan.

Witness my hand and seal this 9th day of May, 2022.

Notary Signature

My Commission Expires: 10/22/23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD