WARRANTY DEED

Karen Johnson Davidson County
Batch# 864879 **DEEDWARR**
05/31/2022 02:05:49 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20220531-0062707

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May 2022.

Notary Public

MY COMMISSION EXPIRES: 7/1/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue South Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Flash Home Equity LLC	New Owner	081 16 0 725.00
(NAME)	(NAME)	
1644 Townsend Blvd		
(ADDRESS)	(ADDRESS)	
Franklin TN 37064		
(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 considerations, the receipt of which is hereby acknowledged, **Molly M. Madden**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Flash Home Equity LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEE(S), his/her/their 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. 2 on the Plan of Locklayer as shown by Plat of record in Instrument No. 20040407-0039586 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Molly M. Madden, by Quitclaim Deed from Patricia A. Easley, of record in Instrument No. 20211130-0158177, in the Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on November 30, 2021.

Being the same property conveyed to Molly M. Madden, a single woman, by Special Warranty Deed from The Secretary of Housing and Urban Development, of record in Instrument No. 20171129-0121628, in the Register's Office for Davidson County, Tennessee, dated November 21, 2017 and recorded on November 29, 2017

This conveyance is subject to the following: Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Locklayer, as recorded in Instrument No. 20040407-0039586. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Subdivision of Block "B" Bransford Realty Company's North Hill Tract, as recorded in Plat Book 332, Page(s) 72. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20030513-0064565. Agreement as set forth in instrument recorded in Instrument No. 20211130-0158178.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ Tract 2 Shoals Branch Road Primm — Locklayer 938 ~~Lacklayer~~ Street, Nashville, TN 37208

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 25 day of May 2022.

Molly M. Madden

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Molly M. Madden, bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25 day of May, 2022.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON