WARRANTY DEED

Karen Johnson Davidson County
Batch# 867163 **DEEDWARR**
06/03/2022 02:46:13 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20220603-0064477

File No. JN-22-2477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elijah Brooks	Elijah Brooks	
(NAME)	(NAME)	
316 Scalf Drive	103 Marshal Greene Cir	043-07-0-007.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Flash Home Equity, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elijah Brooks, Single** HEREINAFTER CALLED THE GRANTEE, 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 No. 1 & 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 of Scalf Drive at a point 50 feet N. 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 feet to the corner of 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 & 135; thence with the line between Lots 134 and 148, southwardly 50 feet to the common corner of Lots Nos. 133, 134, 148 & 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. New land by Warranty deed from Jerry D. KIng, Married of record in Instrument No. 20030626-0088195 Register's Office for Davidson County, Tennessee, dated May 12, 2003 and recorded on June 26, 2003.

Being the same property conveyed to Dana R. Newland by Quitclim deed from Roger L. Newland of record in Instrument No. 20130926-01090 Register's Office for Davidson County, Tennessee, dated July 05, 2012 and recorded on September 26, 2013.

Being the same property conveyed to Flash Home Equity, LLC by Warranty deed from Dana R. Newland of record in Instrument No. 20220421-0046121

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-EXP-22-316

Register's Office for Davidson County, Tennessee, dated April 20, 2022 and recorded on April 21, 2022.

This is property more commonly known as 316 Scalf Drive, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 13th day of May, 2022.

Flash Home Equity, LLC, a Tennessee Limited Liability Company

By:_____
Marian Andreescu, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joshua Hunter of the state and county mentioned, personally appeared Marian Andreescu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Flash Home Equity, LLC, the within named bargainor, a Limited Liability Company, and that such Marian Andreescu as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Madison TN, this 13th day of May, 2022.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025