WARRANTY DEED

Karen Johnson Davidson County
Batch# 879026 DEEDWARR
06/27/2022 03:10:30 PM 2 pgs
Fees: $13.00 Taxes: $1,084.10
20220627-0073695

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES: 10.20.24

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MST 2022-0798

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Lauren Fligel	Renasant Bank	096-16-0A-047.00-CO
(NAME)	(NAME)	
129 Lakebrink Drive	2001 Park place N. ste #150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35203	
(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, WE, **David Fligel, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin Lauren Fligel, an unmarried woman,** 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 Lot No. 43, as shown on the map entitled First Revision, Phase One, Section Two, Larchwood Planned Unit Development, of record in Plat Book 6200, page 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Fligel by Warranty deed from Vicki Hertel and Richard Hertel, wife and husband of record in Instrument No. 20220325-0034526 Register's Office for Davidson County, Tennessee, dated March 17, 2022 and recorded on March 25, 2022.

This property is not now nor has it ever been the marital residence.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 347, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6299, Page 152, Book 6301, Page 82, Book 6391, Page 449, Book 6767, Page 385, Book 6299, Page 166, Book 6301, Page 96, and Book 9827, Page 12, Register's Office for Davidson County, Tennessee. By-Laws in Book 6299, Page 166, Book 6301, Page 96, Book 6873, Page 939 and Book 7271, Page 342, Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA for Open Space in Book 6767, Page 385, Register's Office for Davidson County, Tennessee. Charter for HOA in Book 6391, Page

434 and Book 6391, Page 440, Register's Office for Davidson County, Tennessee. Sanitary Sewer and Drainage Easement as shown in Book 6592, page 366, in the Register's Office for Davidson County, Tennessee.

This property, known as 129 Lakebrink Drive, Nashville, TN 37214
(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 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(s) this 21st DAY OF June, 2022.

David Fligel by YM his attorney-in-fact

David Fligel by Yvette Meldrum, his Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for David Fligel, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said David Fligel, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 21st day of June, 2022.

Notary Public

My Commission Expires: 4-20-2024
(SEAL)

ANGELA R WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-20-2024

True Copy Certification

I, Yvette Meldrum, 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 June 21, 2022.

Affiant Signature

June 21, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21 day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-20-24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024