WARRANTY DEED

Karen Johnson Davidson County
Batch# 904474 DEEDWARR
08/17/2022 01:40:37 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220817-0093279

BS-EH-22-326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Easy Holdings, LLC	**Flash Raise Funding, LLC**	
(NAME)	(NAME)	
604 Gallatin Rd	**200 Bartlett**	**071-11-0-178.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**El Paso , TX 79912**	
(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, **EDWARD KEANE AND WIFE, JONI KEANE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EASY HOLDINGS, LLC,** 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 the Westerly One-Half of Lot No. 29 on the Map of Trinity Heights, Addition of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 29 fronts 50 feet on the Southerly side of Pullen Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edward Keane and wife, Joni Keane by Warranty deed from Troy Shafer, unmarried of record in Instrument No. 20130730-0079434 Register's Office for Davidson County, Tennessee, dated July 17, 2013 and recorded on July 30, 2013.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **326 Pullen Ave, Nashville, Tennessee 37207**.

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 15th DAY OF AUGUST, 2022.

Edward Keane

Joni Keane

☑ Physical Presence
☐ Online Notarization

STATE OF ~~TENNESSEE~~ 1ST Florida
COUNTY OF ~~DAVIDSON~~ 1ST Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD KEANE, 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 15th of August, 2022.

Notary Public IVAN STOYANOV TERZISKI
My Commission Expires: 05-20-2025
(SEAL)

Ivan Stoyanov Terziski
Notary Public
State of Florida
Comm# HH131722
Expires 5/20/2025

☑ Physical Presence
☐ Online Notarization

STATE OF ~~TENNESSEE~~ 1ST Florida
COUNTY OF ~~DAVIDSON~~ 1ST Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONI KEANE, 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 15th of August, 2022.

Notary Public IVAN STOYANOV TERZISKI
My Commission Expires: 05-20-2025
(SEAL)

Ivan Stoyanov Terziski
Notary Public
State of Florida
Comm# HH131722
Expires 5/20/2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212