THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5417-WE

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 679,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 955510 DEEDWARR
12/28/2022 10:43:11 AM 2 pgs
Fees: $13.00 Taxes: $2,512.30
20221228-0133069

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Tatum Flynn	Tatum Flynn	
6641 River View Drive	4300 Parkview Circle	101-00-0-027-00
Nashville, TN 37209-5624	Nashville, TN 37204	
(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, **Leslie Anne Hail and Susan Hail Brett and Elizabeth Ellen Hail**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tatum Flynn, married**

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:

Being part of Lot No. 2 on the W.E. Watkins Plan of Lots as of record in Book 21, Page 98, Register's Office Davidson County, Tennessee, being lot 10 on the unrecorded plan of the Leland J. Dugger property described according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the northerly margin of a 40 foot private road at the southeast corner of the property conveyed to Fred Webb Jackson by deed from Nan Bridgewater Dugger et vir, of record in Book 2290, Page 413, said Register's Office; thence with the easterly line of said Jackson Property northwardly 218.14 feet, more or less, to low water mark of Cumberland River; thence, with said low water mark South 73 degrees, East 100 feet, more or less, to the northwest corner of the property conveyed to Fred Webb Jackson by deed from Nan Bridgewater Dugger et vir, of record in Book 2298, Page 417, said Register's Office; thence with the westerly line of said 40 feet private road; thence with said 40 foot private road; thence with the said road, westwardly 100 feet to the beginning.

Being the same property conveyed to Shirley S. Jones by Warranty deed from Catherine W. Turner of record in Instrument No. 20021223-0157988 Register's Office for Davidson County, Tennessee, dated December 11, 2002 and recorded on December 23, 2002. Shirley S. Jones died, testate, on October 23, 221. Pursuant to the Last Will and Testament of Shirley S. Jones, all interest in real property that she owned at the time of her death, including the property conveyed herein, was made part of the Probate Estate and, as such, is subject to the control of Grantor, as Executor. The Last Will and Testament of Shirley S. Jones was probated in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee at Docket No. 22P-2365. Elizabeth Ellen Hail, Leslie Anne Hail, and Susan Hail Brett are the devisees of the real property conveyed herein under the Last Will and Testament of Shirley S. Jones.

Further, being the same property conveyed to Elizabeth Ellen Hail, Leslie Anne Hail, and Susan Hail Brett by Quitclaim Deed from Elizabeth Ellen Hail, both individually and as the Executor of the Estate of Shirley S. Jones, Leslie Anne Hail, individually, and Susan Hail Brett, individually, of record in Instrument No. 20221228-0133067, Register's Office for Davidson County, Tennessee, dated December 15, 2022 and recorded on December 28th, 2022.

Subject property has never been a primary or marital residence of the herein named Grantor(s) or their spouses.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6641 River View Drive, Nashville, TN 37209-5624**

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 our hands this the 15 day of December, 2022.

Leslie Anne Hail by Elizabeth Ellen Hail attorney in fact
Leslie Anne Hail
By: Elizabeth Ellen Hail, Attorney in Fact

Susan Hail Brett
Susan Hail Brett

Elizabeth Ellen Hail
Elizabeth Ellen Hail

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Ellen Hail,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Leslie Anne Hail,** as her Attorney in Fact, as the free act and deed of the within named **Leslie Anne Hail**.

Witness my hand and official seal this the 15 day of December, 2022.

My Commission expires _____

Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named**Susan Hail Brett** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of December, 2022.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Ellen Hail,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of December, 2022.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024