# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

LR-MIP-22-1304

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) |
|---|---|---|
| **Flash Home Equity, LLC** | **New Owner** | |
| (NAME) | (NAME) | **061-16-0-074.00** |
| 124 South 17th St | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN** 37206 | | |
| (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, **MEMPHIS INVESTMENT PROPERTIES III LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FLASH HOME EQUITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 5, Block B on the Map of Greenland Estates as of record in Book 974, Page 13, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the Southwesterly side of Cardinal Drive, formerly Martha Avenue, and runs back 202.75 feet on the Northwesterly line and 203.52 feet on the Southeasterly line, to the Northeasterly margin of Greenland Avenue, measuring 50 feet thereon.

Being the same property conveyed to Suzzann M. Behaylo, a single woman, by Warranty Deed from Patsy E. Wright of record in Instrument No. 20100510-0035390, Register's Office for Davidson County, Tennessee, dated May 05, 2010 and recorded on May 10, 2010. (Value of consideration shown in aforementioned deed $87,000.00.)

Being the same property conveyed to Memphis Investment Properties III LLC, a Tennessee limited liability company by Warranty Deed from Suzzann M. Behaylo, a single woman, of record in Instrument No. 20220329-0035819, Register's Office for Davidson County, Tennessee, dated March 21, 2022 and recorded on March 29, 2022. (Value of consideration shown in aforementioned deed $300,000.00.)

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 13, 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: **1304 Cardinal Avenue, Nashville, Tennessee 37216-2311**.

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.

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Karen Johnson Davidson County
Batch# 961937 DEEDWARR
01/18/2023 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20230118-0004041

Warranty Deed

Witness my/our hand(s) this the 17th DAY OF JANUARY, 2023.

Memphis Investment Properties III LLC

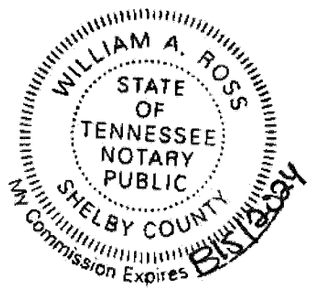
BY: _____
Sean Tagge
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SEAN TAGGE, 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 the AUTHORIZED AGENT of MEMPHIS INVESTMENT PROPERTIES III LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 17th of January, 2023.

_____
Notary Public
My Commission Expires: 8/5/2024
(SEAL)




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

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **January 17, 2023**.

Date

D Hardwick

Affiant Signature

**January, 17, 2023**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026