Name and Address of New Owner:
The Flooring Guys
408 Landon Drive
Nashville, TN 37220

Send Tax Bills To:
Matthew McKinney
408 Landon Drive
Nashville, TN 37220

Karen Johnson Davidson County
Batch# 972758 DEEDWARR
02/21/2023 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230221-0012236

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 147-15-0-012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Linton Roy Evans**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **The Flooring Guys, a Tennessee general partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Real property described more particularly as follows:

Being Lot No. 54 on the plan of Whispering Hills, Section 1, of record in Book 2331, Page 82, 83 and 84, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linton Roy Evans, by Final Divorce Decree Docket No. 99D-3570 dated May 24, 2000 from Catherine Adele Evans, recorded May 7, 2009 in Instrument No. 20090507-0042352 in the Register's Office.

Linton Evans and Linton Roy Evans are one and the same person.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of February, 2023.

Linton Roy Evans (SEAL)
Linton Roy Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February, 2023, before me personally appeared Linton Roy Evans, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of February, 2023.

MARY E. JONES
Notary Signature
My commission expires:

MARY E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of February, 2023.

Brenda Lewis
Notary Public
My commission expires: 9-8-2025
File No. 2023-5631-MA

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on February 17, 2023.

John Cobb Rochford

February 17, 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on February 17, 2023.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025