WARRANTY DEED

Karen Johnson Davidson County
Batch# 984603 DEEDWARR
03/24/2023 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20230324-0021760

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

File No. DH-23-4028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2023

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flash Home Equity, LLC	Same as new owner	
(NAME) 124 South 17th Street	(NAME)	161-10-0-025.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, I/we, **Catherine B. Maurer, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Flash Home Equity, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, 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. 92, on the Plan of Huntington Park, Section I, as of record in Book 4175, page 10, Register's Office for said County.

Said Lot No. 92 fronts 75.0 feet on the Southerly side of Huntington Parkway and runs back between parallel lines 160.0 feet to a line in the rear on which it measures 75.0 feet.

Being the same property conveyed to Richard L. Maurer and wife, Catherine B. Maurer by Warranty Deed from James M. Gregg and wife, Beverly O'Brien Gregg of record in Book 4620, page 252, Register's Office for Davidson County, Tennessee, dated July 18, 1972 and recorded on July 19, 1972.

The said Richard L. Mauer subsequently died on April 16, 1996, thereby vesting ownership into Catherine B. Mauer as surviving tenant by the entirety.

This is property more commonly known as 617 Huntington Parkway, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

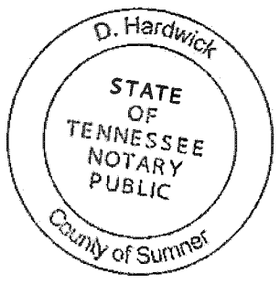
Witness my/our hand this 24th day of March, 2023.

Catherine B. Maurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2023, before me personally appeared Catherine B. Maurer, 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.

Notary Signature
My commission expires: 03/09/27



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 **March 24, 2023**.

Date

D Hardwick

Affiant Signature

March 24, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **March**, 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