# WARRANTY DEED

Karen Johnson Davidson County
Batch# 990743 DEEDWARR
04/11/2023 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230411-0026632

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

File #23-PA-0405-P

**THIS INSTRUMENT WAS PREPARED BY**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kasen Scott Flegel and Sara Flegel** | **New Owner** | |
| (NAME) | (NAME) | **083 14 0 311.00** |
| **73-997 Kukuinui Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **Kailua-Kona, HI 96740** | | |
| (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, **MITCHELL NAYLOR AND ABIGAIL NAYLOR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KASEN SCOTT FLEGEL AND SARA FLEGEL, A MARRIED COUPLE** 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. 48 on the Plan of Edgefield Land Co's First Sub-division, as of record in Book 57, Page 130, Register's Office for said County.

Said Lot No. 48 fronts 50 feet on the Easterly side of South 17th Street and runs back between parallel lines with the Northerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Mitchell Naylor and Abigail Naylor, husband and wife, by Warranty Deed from Susan Galaz and Jason Galaz, wife and husband, of record in Instrument No. 20190124-0006995, in the Register's Office of Davidson County, Tennessee, dated January 22, 2019 and recorded on January 24, 2019.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Edgefield Land Co's First Sub-division, as recorded in Book 57, Page 130.

*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **405 South 17th Street, Nashville, TN 37206**.

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 6th day of April, 2023.

Mitchell Naylor

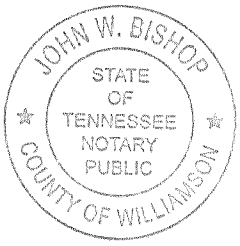
Abigail Naylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2023, before me personally appeared Mitchell Naylor, 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 6th day of April, 2023.

Notary Signature
My commission expires: 8-20-2023

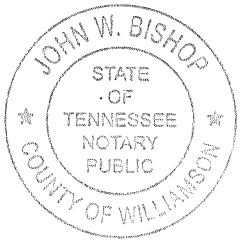



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2023, before me personally appeared Abigail Naylor, 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 6th day of April, 2023.

Notary Signature
My commission expires: 8-20-2023




**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

## True Copy Certification

I, **Pam Autry,** 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 this the ~~28th~~ 6th day of ~~March~~ April, 2023.

Affiant Signature
Date ~~03/28/2023~~ 4/6/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the ~~28th~~ 6th day of ~~March~~ April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON