WARRANTY DEED

Karen Johnson Davidson County
Batch# 1023163 DEEDWARR
07/06/2023 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230706-0051720

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

File No. DH-23-4687

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
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	
(NAME)	(NAME)	
124 S 17th St	New owner	072-09-0-282.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Bobby J. Holleman and Carolyn A. Holleman, husband and wife**, 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 the East 53.4 feet of Lots Nos. 43, 44, and 45 on the Map of Eskridge Subdivision of part of the W. B. Franklin Property, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 43, 44, and 45 fronts 53.4 feet on the Southerly Side of Fairwin Avenue and run back between parallel lines, along the Westerly margin of Inga Street 175 feet on the Easterly line and 175 feet, more or less, on the Westerly line, to a dead line on which they measures 53.4 feet.

Being the same property conveyed to Bobby J. Holleman and wife, Carolyn A. Holleman by Warranty deed from Glyn D. Brown and wife, Helen E. Brown of record in Instrument No. 20010314-0024584 Register's Office for Davidson County, Tennessee, dated March 09, 2001 and recorded on March 14, 2001.

This is property more commonly known as 806 Fairwin Avenue, Nashville, TN 37216.

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 30th day of June, 2023.

Bobby J. Holleman

Bobby J. Holleman

Carolyn A. Holleman By Bobby Jerald Holleman her attorney in fact

Carolyn A. Holleman by Bobby Jerald Holleman, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~30th~~ 3rd day of ~~June~~ July, 2023, before me personally appeared Bobby J. Holleman, 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.

D. Hardwick

Notary Signature
My commission expires:

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

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 Bobby J. Holleman, a/k/a Bobby Jerald Holleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Attorney in Fact for Carolyn A. Holleman, and that this instrument was executed on behalf of the said Carolyn A. Holleman for the purposes therein contained pursuant to a Specific Durable Power of Attorney being previously recorded at Instrument No. 20221114-0121211, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 3rd day of ~~June~~ July, 2023.

D. Hardwick

NOTARY PUBLIC

My Commission Expires:

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

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 **July 3, 2023**.

Date

D Hardwick

Affiant Signature

July 6, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **July**, 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