2023-0707

Send Tax Bills To:
Manning X. Flaum
2338 Tally Green Court
Nashville, TN 37214

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Manning X. Flaum
2338 Tally Green Court
Nashville, TN 37214

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1033375 DEEDWARR
08/02/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $980.13
20230802-0059472

Map & Parcel No: 073-15-0-020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED AND 00/100 (264,900.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrea Charnele King*** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Manning Flaum and Christina Bennett, and Aaron Duggon, joint tenancy with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

*unmarried woman,

Land in Davidson County, Tennessee, being Lot No. 9-A on the Plan of Zone Lot Division, Lots 5, 9, and 11, Tally Green, as shown on plat of record in Plat Book 6250, Page 73, amended in Plat Book 6250, Page 787, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrea Charnele King, unmarried woman by Warranty deed from 1 Public Homes LLC, a Tennessee limited liability company of record in Instrument No. 20190401-0028991 Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on April 01, 2019.

This is IMPROVED property known as 2338 Tally Green Court, Nashville, TN, 37214.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

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 26th day of July, 2023 .

Andrea Charnele King

STATE OF TENNESSEE
COUNTY OF Wilson

On this 26th day of July, 2023, before me personally appeared Andrea Charnele King, 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 26th day of July, 2023.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2023

AFFIDAVIT OF VALUE

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 264,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF

Sworn to and subscribed before me this 26th day of July, 2023.

Notary Signature
My commission expires: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/26/23 (date of document).

Affiant Signature

8/1/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON