WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042915 DEEDWARR
08/25/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20230825-0066671

File No. DH-23-5097

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 03-09-2027

(AFFIX SEAL)

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

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
Dowling Capital Investments LLC	Same as	
(NAME)	(NAME)	
2817 W End Ave #126-404	new owner	072-09-1Y-002.00CO
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(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, **Flash Home Equity, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dowling Capital Investments 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:

Property 1:
Situated in Davidson County, Tennessee, being Unit No(s). B, on the Plan of Homes at 806 Fairwin Drive, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" Declaration of Covenants, Conditions, and Restrictions, of Homes at 806 Fairwin Drive, of record in Instrument No. 20230706-0051806, 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 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 9, 2001 and recorded on March 14, 2001. (Value of consideration shown in aforementioned deed $55,000.00.)

Being a portion of the same property conveyed to Flash Home Equity, LLC, a Tennessee limited liability company by Warranty deed from Bobby J. Holleman and Carolyn A. Holleman, by Bobby Jerald Holleman, her Attorney-In-Fact, by virtue of Power of Attorney recorded in Instrument No. 20221114-0121211, Register's Office for Davidson County, Tennessee; said Warranty deed of record in Instrument No. 20230706-0051720 in the aforesaid Register's Office, dated June 30, 2023 and recorded on July 6, 2023. (Value of consideration shown in aforementioned deed $310,000.00.)

This is property more commonly known as 2709 Inga Street, 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 21st day of August, 2023.

Flash Home Equity, LLC, a Tennessee
Limited Liability Company

By: _____
Marian Andreescu, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joshua Hunter of the state and county mentioned, personally appeared Marian Andreescu, Authorized Member of Flash Home Equity, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Flash Home Equity, LLC, the within named bargainor, a Limited Liability Company, and that such Marian Andreescu, Authorized Member of Flash Home Equity, LLC as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, TN, this 21st day of August, 2023.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202308250066671

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 **August 21, 2023**.

Date

D Hardwick

Affiant Signature

August 25, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **August**, 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