THIS INSTRUMENT WAS PRE

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6702-WE

Karen Johnson Davidson County
Batch# 1062651 DEEDWARR
10/19/2023 10 00 45 AM 2 pgs
Fees: $13 00 Taxes $4,325 30

20231019-0081965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,169,000 00

Tracey Perry
Affiant

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lyndal H. Flynn. Trustee & James W Flynn, II, Trustee	**Lyndal H. Flynn. Trustee & James W Flynn, II, Trustee**	
P. O Box 1514	P O Box 1514	104-02-2A-205.00-CO
Paducah, KY 42002	Paducah, KY 42002	
(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, **Alan T. Krantz, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Flynn Revocable Trust, dated June 4, 2021, James W. Flynn, II, or Lyndal H. Flynn, Trustees**

HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

A certain condominium located in Davidson County, Tennessee, being Unit No 205, together with assigned Parking Spaces 205A and 205B, of The Poston At The Park Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing The Poston At The Park Condominiums of record in Instrument Number 20151209-0124008, as Amended in Instrument Number 20151215-0126061, Instrument Number 20170330-0031250, and Instrument Number 20190531-0051836, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed, together with a percentage interest in the Common Elements designated as Limited Common Elements

Being the same property conveyed to Alan T Krantz, single by Special Warranty Deed from The Poston at the Park, LLC, a Tennessee limited liability company of record in Instrument No. 20190510-0043979 Register's Office for Davidson County, Tennessee, dated May 8, 2019 and recorded on May 10, 2019

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This is improved property known as **3000 Poston Avenue; #205, Nashville, TN 37203**

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, his successors, heirs and assigns forever; and we do covenant with the said GRANTEE 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, his successors, 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 hand this the 18th day of October, 2023

ATK

Alan T. Krantz

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 **Alan T. Krantz,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 18th day of October, 2023

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE