Karen Johnson Davidson County
Batch# 1078108 DEEDWARR
12/04/2023 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20231204-0093542

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$575,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 30th DAY OF NOVEMBER, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 05/03/2027

EMILY MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2566

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
James A. Yokley 3000 Vanderbilt Place #420 Nashville, TN 37212	**Same as New Owner**	104-02-4B-420.00CO

For and in consideration of the sum of Five Hundred Seventy-Five Thousand And 0/100 ($575,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

JAMES W. FLYNN, II, OR LYNDAL H. FLYNN, TRUSTEES OF THE FLYNN REVOCABLE LIVING TRUST, DATED JUNE 4, 2021

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

JAMES A. YOKLEY

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

BEING a certain condominium located in Davidson County, Tennessee, being Unit No. 420 of Bristol West End, a Condominium Development established pursuant to the provisions 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 Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office of 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 and voting

percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

BEING the same property conveyed to James W. Flynn II or Lyndal H. Flynn, Trustees of the Flynn Revocable Living Trust, dated June 4, 2021, by Warranty Deed from James W. Flynn II and wife, Lyndal H. Flynn, as tenants by the entirety, dated June 4, 2023 and recorded June 25, 2021 in Instrument No. 20210625-0086269, Register's Office for Davidson County, Tennessee; ALSO BEING the same property previously conveyed to James W. Flynn II and wife, Lyndal H. Flynn, as tenants by the entirety by Warranty Deed from James W. Flynn, II, Trustee of the James W. Flynn II Revocable Trust, dated September 11, 2007, 50 % interest, and Lyndal H. Flynn, Trustee of the Lyndal H. Flynn Revocable Trust, dated September 11, 2007, 50% interest, dated June 4, 2021 and recorded June 15, 2021 in Instrument No. 20210615-0080218, Register's Office for Davidson County, Tennessee; ALSO BEING the same property previously conveyed to James W. Flynn, II, Trustee of the James W. Flynn II Revocable Trust, dated September 11, 2007, 50 % interest, and Lyndal H. Flynn, Trustee of the Lyndal H. Flynn Revocable Trust, dated September 11, 2007, 50% interest by Warranty Deed from Richard E. Clarke and wife, Jane G. Clarke, dated May 3, 2018 and recorded May 15, 2018 in Instrument No. 20180515-0046251, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 3000 Vanderbilt Place #420, Nashville, TN 37212.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR FLYNN REVOCABLE LIVING TRUST, DATED JUNE 4, 2021 to JAMES A. YOKLEY FOR THE TRANSFER OF PROPERTY LOCATED AT 3000 VANDERBILT PLACE #420, NASHVILLE, TN 37212.]

Witness our/my hand on the 20th day of November, 2023.

Flynn Revocable Living Trust, dated June 4, 2021

BY: _____, Trustee
Lyndal H. Flynn
Trustee

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ McCracken

Before me, the undersigned, of the state and county aforesaid, personally appeared Lyndal H. Flynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee or Co-Trustee(s) of Flynn Revocable Living Trust, dated June 4, 2021, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing as Trustee or Co-Trustee(s).

Witness my hand and official seal this 20th day of November, 2023.

Joyce Kingsbury
Notary Public
My Commission Expires: 7/25/2026

JOYCE KINGSBURY
Notary Public - State at Large
Kentucky
Commission No. KYNP55881
My Commission Expires July 25, 2026

Certificate of Authenticity

I, Kimberly Hollingshead, 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 11/20/2023.

Kimberly Hollingshead, Esq.

12/4/2023
Date

State of Tennessee
County of ~~Williamson~~ Davidson Em

Sworn to and subscribed before me this 4th day of December, 2023.

Notary Signature

My Commission Expires 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY