Karen Johnson Davidson County
Batch# 1084909 DEEDWARR
12/21/2023 01:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,176.60
20231221-0098557

Prepared by:
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615-794-5644

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $318,000.00

Affiant

Subscribed and sworn to before me this 20th day of December, 2023.

Notary Public
My commission expires: 11·17·24

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
US Healthcare Associates 2819 Vault Ln Nashville TN 37204	New Owner	106-13-0-071

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Marilyn D. Fly, an unmarried woman and Melanie Anne Fly Loudermilk, Trustee of the Fly Family Trust Created by the Last Will and Testiment of Marvin B. Fly, Sr.** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **US Healthcare Associates LLC, a Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 on the map of the subdivision of Jane Watkins tract of record in Plan Book 2, page 108, of the Chancery Court, Davidson County, Tennessee

Beginning at a point in the North margin of Glenrose Avenue and the West margin of an alley, thence with the north margin of Glenrose Avenue in a West direction 130 feet to a point; thence with a curve to the right having a radius of 20.00 feet, a distance of 31.42 feet to a point in the East margin of Whitney Avenue; thence with said East margin of Whitney Avenue, 30 feet to a point, said corner being the Southwest corner of Lot No. 7; thence with the line common to Lot No. 7 and this described lot 150 feet to the West margin of an alley; thence along said West margin of the alley 50 feet to the point of beginning.

Being the same property conveyed to Marvin B. Fly and wife, Marilyn D. Fly by deed from Mariam S. Mintlow of record in Book 11256 Page 65, Register's Office for Davidson County, Tennessee, and dated November 30, 1998. Further conveyed to Marvin B. Fly, Sr. and wife Marilyn D. Fly, as tenants in common by Quitclaim Deed of record in Instrument No. 20001219-0124493, Register's Office for Davidson County,

Tennessee. Marvin B. Fly Sr. died on September 24, 2018, leaving property to Marilyn D. Fly.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Jane Watkins of record in Plat Book 2 Page 108 Register's Office for Davidson County, Tennessee.

This property is improved property known as **372 Glenrose Avenue, Nashville, TN 37211**

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 19th day of December, 2023.

Marilyn D. Fly

Marilyn D. Fly

Fly Family Trust

BY: Melanie Anne Fly Loudermilk

Melanie Anne Fly Loudermilk, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of December, 2023, before me personally appeared Marilyn D. Fly, 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 19th day of December, 2023.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

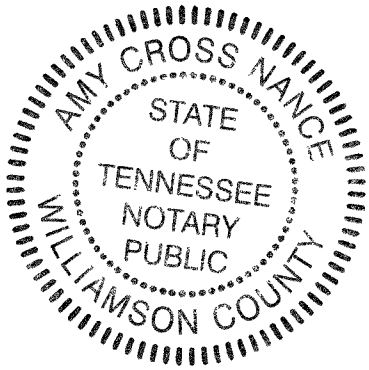
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Melanie Anne Fly Loudermilk with whom I am personally acquainted, and who acknowledged himself to be the Trustee of the Fly Family Trust the within named bargainor, and as such trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Fly Family Trust.

Witness my hand, at office, this 18 day of December, 2023.

Notary Public

My Commission expires: 2/7/27



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/19/23 (date of document).

Jennifer Russell
Affiant Signature

12/21/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of December 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

