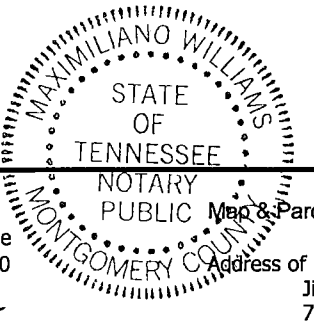


STATE OF TENNESSEE)
COUNTY OF Montgomery)
I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $304,000.00

Martha N Flake Jim F Flake

AFFIANT

Sworn to and subscribed before me this _____ day of_____, 2024.

NOTARY PUBLIC My commission expires:

Map & Parcel 060-01-0-007.00

Address of New Owner:
Jim F Flake and Martha N Flake
745 Attaway Rd
Clarksville TN 37040

Send Tax Notices To:
Same

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Billy Garrett Gregory and Estelle Allen Gregory hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Jim F Flake and wife Martha N Flake hereinafter referred to as Grantees, their heirs and assigns forever, all of their right, title and interest in the following described real estate situated in Davidson County, Tennessee, to wit:

Legal Description attached hereto as Exhibit "A" and made a part hereof.

This is improved property, known as 507 Ewing Dr, Nashville, TN 37207.

THIS being the same property conveyed of record in Book 2928, page 133, in the 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 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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **Buyer is responsible for 2024 taxes.** Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said Billy Garrett Gregory and Estelle Allen Gregory have hereunto set their signature, on the date set forth in the signature pages attached hereto.

This Instrument Prepared By:
Billy Gregory
507 Ewing Drive
Nashville Tennessee 37207

When Recorded Return to: New Owner

Karen Johnson Davidson County
Batch # 1107739 DEEDWARR
03/06/2024 11:09:41 AM 3 pgs
Fees: $18.00 Taxes: $1,124.80

20240306-0015576

Billy Garrett Gregory
BILLY GARRETT GREGORY

Estelle Allen Gregory
ESTELLE ALLEN GREGORY

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 Billy Garrett Gregory and Estelle Allen Gregory the GRANTORS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 19th day of February, 2024.

Notary Public

My commission expires: 3-3-2025

NOTARY

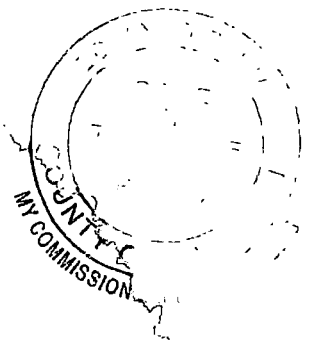


EXHIBIT A

A tract of land in the 12th Civil District of Davidson County, Tennessee, described according to a copy of survey thereof made by J.R. Wauford & Co., Engineers, dated April 29, 1959, as follows:

BEGINNING at an iron pin in the north margin of Ewing Lane at the southwest corner of Lot 49 on the Plan of Section II, Aldrich Heights, of record in Book 2133, page 128, Register's Office for said County; thence along the west line of Lots 49, 50 and 51, north 4° 37'30" west 233.10 feet; north 15° 29' west 135.96 feet to a concrete monument in the line of Lot 52 on said Plan; thence with the line of said lot, north 73° 51' west 133.53 feet to an iron pin in a rock crevice in the center of Ewing Creek being a corner of the Omohundro Lands; thence with Omohundro's east line, south 0° 43' east 421.7 feet to an iron pin in the north line of Ewing Lane; thence with the north line of said Lane, north 83° 17' east 180 feet to the point of beginning. Being part of the property conveyed to Woodbine Homes, Inc., by deed from J.R. Aldrich, unmarried, of record in Book 2143, page 227, said Register's Office.

Being the same property conveyed to Billy G. Gregory, and wife, Estelle A. Gregory from Woodbine Homes, Inc. by warranty deed of record in Book 2928, Page 133, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This is property commonly known as 507 Ewing Dr., Nashville, TN 37207.