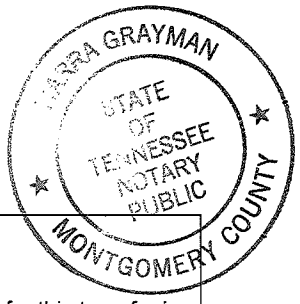
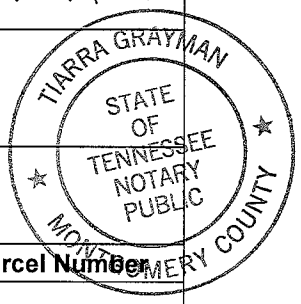


Karen Johnson Davidson County Batch# 1112997 DEEDWARR 03/20/2024 10:58:30 AM 3 pgs Fees: $18.00 Taxes: $1,717.84 20240320-0019213	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $464,282.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2024. Notary Public My commission expires: 10/11/2024
(Notary Stamp)	



THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Thomas Flanders and Roseanne Flanders	Thomas Flanders and Roseanne Flanders	**049-15-0A-022.00-CO**
746 Flint Ridge Drive	9290 Ash Hollow Ln	
Whites Creek, TN 37189	Dayton, OH 45458	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Julian Jobe and Khira Turner, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Thomas Flanders and Roseanne Flanders, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 746, established in the Declarations of Covenants, Conditions and Restrictions for Flint Ridge Homes, recorded as Instrument No. 20070124-0009978, and Surveyor's Certificate of Correction at Instrument No. 20220810-0090975, Register's Office for Davidson County, Tennessee and as depicted on the Site Plan for Flint Ridge Homes being Exhibit "C" of said Declarations of Covenants, Conditions and Restrictions for Flint Ridge Homes, all of record in Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Julian Jobe and Khira Turner by Quit-Claim Deed from Anne Finley, in her capacity as Senior Warden of Trinity Episcopal Church and John Hilborn, in his capacity as Junior Warden of Trinity Episcopal Church, and Reynold H. Richaud, in his capacity as Rector of Trinity Episcopal Church, as authorized by the Wardens and Vestry of said church of record in Instrument No. 20140110-0002956 Register's Office for Davidson County, Tennessee, dated December 17, 2013 and recorded on January 10, 2014.

This is improved property known as **746 Flint Ridge Drive, Whites Creek, TN 37189.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of March, 2024.

Julian Jobe

Khira Turner

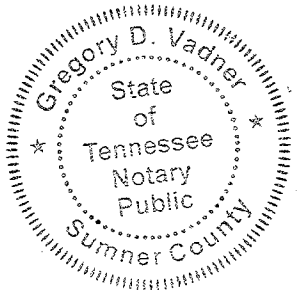
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Julian Jobe and Khira Turner, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of March, 2024.

Notary Public
My Commission Expires: 7-23-27

LTC File No. 24-000399-626



Certificate of Authenticity

I, Joshua A. Terry, 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 3/15/24.

Affiant Signature

3/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/18/24.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON