THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347075**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Savannah Shell Woods Flynn Affiant Subscribed and sworn to before me, this 20th day of March, 2024. Notary Public My Commission Expires: 5/5/2025

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Savannah Shell Woods Flynn and David Michael Flynn 527 Elysian Fields Nashville TN 37211	Send Tax Bills To: CapStar Bank 2002 Richard Jones Road, Ste A300 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 133 13 0 086.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine Cole Williams, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Savannah Shell Woods Flynn and David Michael Flynn, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, in the Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine Cole Williams, unmarried woman, by Warranty Deed from Kyle W. Huckins and Caroline D. Huckins, husband and wife, of record in Instrument No. 20200622-0067075, in the Register's Office of Davidson County, Tennessee, dated June 17, 2020 and recorded on June 22, 2020.

Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Abbay Hall, Section I, as recorded in Plat Book 2331, Page(s) 18.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2345, Page 514, as amended in Book 2393, Page 627.

This is improved property located at 527 Elysian Fields Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 1114092 DEEDWARR
03/22/2024 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240322-0020146

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of March, 2024.

Katherine Cole Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Cole Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 March 20, 2024.

Affiant

Date: March 22, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of March, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

