Karen Johnson Davidson County
Batch# 1124237 DEEDWARR
04/18/2024 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20240418-0027550

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $445,000.00.

Affiant

Subscribed and sworn before me this the 17th day of April, 2024.

Notary Public
My commission expires: 9-6-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William Schara	NewOwner	133-13-0 013.00
608 Dunston Dr.		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FLINTLOCK DEVELOPMENT. LLC, a Tennessee limited liability company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **WILLIAM SCHARA, a Married Man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 659 on the Plan of Section Seven, Caldwell Hall, as of record in Book 3300, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Flintlock Development LLC, a Tennessee Limited Liability Company, by deed dated 09/29/2022, from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20220930-0108132, Register's Office for said County.

(Value or consideration shown in aforementioned deed $380,000.00.)

Also being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by deed dated 09/22/2022, from Mary Foy Ingram, an unmarried woman, of record in Instrument No. 20220930- 0107939, Register's Office for said County.

(Value or consideration shown in aforementioned deed $380,000.00.)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 608 Dunston Dr., 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 17th day of April, 2024.

Flintlock Development, LLC

By:_____
Timothy Lankford, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Flintlock Development, LLC, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2024.

My commission expires:

9-7-26

_____
Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/17/24.

Affiant Signature

4/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY