WARRANTY DEED

Karen Johnson Davidson County
Batch# 1184574 DEEDWARR
09/20/2024 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20240920-0073246

File No. DH-24-7548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flash Home Equity LLC	Same as	
(NAME)	(NAME)	
124 S 17th Street	New Owner	081 11 0 027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 372086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Westmoreland Investments, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Flash Home Equity LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 53 feet of the westerly 34 feet of Lot No. 314 on J.M., T.J. and G.W. Harding's Plan, as of record in Book 21, page 80, Register's Office for said County.

Said Part of Lot No. 314 fronts 34 feet on the southerly side of Buchanan Street, formerly Hydes Ferry Turnpike, and extends back between parallel lines with the easterly side of 22nd Avenue North, formerly Alamo Street, 53 feet to a dead line in the rear.

Being the same property conveyed to Westmoreland Investments Incorporated by Special Warranty Deed from Chief Deputy United States Marshal for the Middle District of Tennesse of record in Instrument No. 200002230017939 Register's Office for Davidson County, Tennessee, dated January 28, 2000 and recorded on February 23, 2000.

This is property more commonly known as 2111 Buchanan Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, 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 the 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. 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/our hand this 18th day of September, 2024.

Westmoreland Investments, Inc, a Corporation

By: Kea Chanele Westmoreland
Kea Chanele Westmoreland, President

STATE OF GEORGIA
COUNTY OF COBB

Before me, a notary public of the state and county mentioned, personally appeared Kea Chanele Westmoreland of Westmoreland Investments, Inc, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Westmoreland Investments, Inc, the within named bargainor, a Tennessee Corporation, and that such Kea Chanele Westmoreland of Westmoreland Investments, Inc as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Cobb, GA this 18th day of September, 2024.

Notary Signature

Diane M Henderson
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 01/10/2027

My commission expires: 1/10/2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 18, 2024**.

Date

D Hardwick

Affiant Signature

September 20, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20th** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026