Prepared By:
First National Title & Escrow, LLC
501 Centerville Road, Suite 102
Warwick RI 02886

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $549,900.00

Holly Ray
Affiant

Karen Johnson Davidson County
Batch# 1194865 DEEDWARR
10/17/2024 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20241017-0080566

Subscribed and sworn to before me on this 9th
Day of Oct., 2024

Emily Manno
Notary Public
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Jordan Ferns and Emily Silver 628 Malta Drive Nashville, TN 37207	Same as new owner property	05915004100

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter names Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Suzan H. Flagg, unmarried, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Emily S. Silver, an unmarried woman and Jordan Ferns, an unmarried man, as Joint Tenants with Rights of Survivorship, hereinafter call the Grantees, their successors 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 Lot No. 75 on the Map of Haynes Heights Subdivision, Section II, as of record in Book 2331, pages 58 and 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

APN: 05915004100

Being the same property vested to Suzan H. Flagg by Deed dated 8/22/1997 and recorded 8/27/1997 in Book 10583 Page 955 in Register's Office for Davidson County, Tennessee.

This property is improved property known as **628 Malta Drive, Nashville, TN 37207**

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 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 landto said Grantees, their heirs and assigns, against lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, andthe use of any gender shall be applicable to all genders.

Witness my hand and seal this 04 day of 10 2024.

Suzan H. Flagg

STATE OF TN
COUNTY OF DAVIDSON

On this 04 day of 10, 2024, before me, the undersigned, notary public, personally appeared Suzan H. Flagg, who proved to me through satisfactory evidence of identification which were DRIVER LICENSE to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Clinton Bryant
Notary Public CLINTON BRYANT
My Commission Expires: 03-03-2025



Certificate of Authenticity

I, Holly Ray, 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 10/04/2024.

Date

Holly Ray

Affiant Signature

10/17/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025