WARRANTY DEED

Karen Johnson Davidson County
Batch# 1195999 DEEDWARR
10/21/2024 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20241021-0081544

File No. DH-24-7584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
934 Jefferson, LLC	934 Jefferson LLC	
(NAME)	(NAME)	
2111 Buchanan Street	1627 Shelby Ave	081 11 0 027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville TN 37206	
(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, **Flash Home Equity LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **934 Jefferson, 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 Flash Home Equity, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Westmoreland Investments Inc., a Tennessee Corporation, of record in Instrument No. 20240920-0073246 Register's Office for Davidson County, Tennessee, dated September 18, 2024 and recorded on September 20, 2024.

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 2025 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 October, 2024.

Flash Home Equity LLC, a Tennessee
Limited Liability Company

By: _____
Marian Andreescu, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Marian Andreescu, Authorized Member of Flash Home Equity LLC, 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 Authorized Member of Flash Home Equity LLC, the within named bargainor, a Limited Liability Company, and that such Marian Andreescu, Authorized Member of Flash Home Equity LLC as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of October, 2024.

_____
Notary Signature

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

My commission expires:_____

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202410210081544

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 **October 18, 2024**.

Date

D Hardwick

Affiant Signature

October 21, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **October**, 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