Name and Address of New Owner:
Judy Flenory and Henry Flenory, Sr.
4345 Shady Dale Road
Nashville, TN 37218

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 058110A01800CO

Karen Johnson Davidson County
Batch# 1196365 DEEDWARR
10/21/2024 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20241021-0081784

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Renee S. Andrews-Turner, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Judy Flenory and Henry Flenory Sr., wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 18, as shown on the map entitled the Plan of Section Two, Drake's Run, of record in Plat Book 1170, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Renee S. Andrews-Turner, an unmarried woman, by Warranty Deed dated August 1, 2017 from Heirs at Law of Vivian Shelton (Kelvin Maurice Pillow, William Armstead Pillow III, Chavela Juana Pillow Bell, Anton Le'Tuan Pillow, Janet Lynette Pillow, Gary Wayne Pillow, Charles Wesley Pillow, Anita Antoinette Powell, Harold A. Pillow), recorded August 10, 2017 in Instrument No. 20170810-0082194 in the Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of October, 2024.

(SEAL)
Renee S. Andrews-Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of October, 2024, before me personally appeared Renee S. Andrews-Turner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witnessed by my hand, this 21st day of October, 2024.

Notary Signature
My commission expires: 4/24/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $555,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 21st day of October, 2024.

Notary Public
My commission expires: _____
File No. 2024-7267-RS

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Drusilla Bryant, 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 10-21-24.

Drusilla Bryant
Affiant Signature

10-21-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of Oct, 24.

Notary's Signature

My Commission Expires: _____

Notary's Seal

