Karen Johnson Davidson County
Batch# 1215824 DEEDWARR
12/12/2024 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20241212-0096706

WARRANTY DEED

File No. AD-24-8265

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Sharon T Muller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2024

Notary Public

MY COMMISSION EXPIRES: 10/17/2027
(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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
Katie Stone Mulle	New Owner	
(NAME) 8016 Poplarwood Road	(NAME)	155-03-0C-003.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, **Michael C. Flynn and Tamara E. Flynn, as Co-Trustees of the Flynn Tennessee Community Property Trust dated July 21, 2023**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katie Stone Mulle, unmarried**, HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 3, as shown on the map entitled Poplar Wood, Section I, of record in Plat Book 9700, Page 196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael Flynn and Tamara Flynn, husband and wife, by Special Warranty Deed from T. Larry Edmondson, Trustee of the bankruptcy estate of Alan McMillen and Pamela McMillen, Chapter 7 Case No.3:21-bk-01598, U.S. Bankruptcy Court for the Middle District of Tennessee of record as Instrument No. 20220301-0023140 Register's Office for Davidson County, Tennessee, dated February 15, 2022 and recorded on March 01, 2022.

Being the same property conveyed to Michael C. Flynn and Tamara E. Flynn, as Co-Trustees of the Flynn Tennessee Community Property Trust, dated July 21, 2023 by Quitclaim Deed from Michael Flynn and Tamara Flynn, husband and wife of record as Instrument No. 20230725-0057041, Register's Office for Davidson County, Tennessee, dated July 21, 2023 and recorded on July 25, 2023.

This is property more commonly known as 8016 Poplarwood Road, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO:

- Property taxes for 2025 and thereafter.
- Matters shown on the Plan of record in Plat Book 9700, Page 196, and on the Boundary Plat of record in Book 9700, Page 3, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants for Poplar Wood of record in Book 9019, Page 334 and Book 10013, Page 935, as amended in Book 10206, Page 512, and Instrument No. 20231205-0093587, Register's Office for Davidson County, Tennessee.
- Rights of others in and to the use of the common areas/elements.

- By-Laws of Poplar Wood Homeowner's Association of record in Book 11606, Page 13, in the Register's Office for Davidson County, Tennessee.
- Charter of Poplar Wood Homeowner's Association of record in Book 10042, Page 127, in the 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 12th day of December, 2024.

Michael C. Flynn, Co-Trustee of the Flynn Tennessee Community Property Trust, dated July 21, 2023

Tamara E. Flynn, Co-Trustee, Co-Trustee of the Flynn Tennessee Community Property Trust, dated July 21, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2024, before me personally appeared Michael C. Flynn and Tamara E. Flynn, Co-Trustees of the Flynn Tennessee Community Property Trust, dated July 21, 2023, 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.

Witness my hand, at office, this 12th day of December, 2024.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Wesley D. Turner, 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 December 12, 2024.

Affiant Signature

Date: 12/12/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of December, 2024.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

