Name and Address of New Owner:
Connor Lee Saling and Allie Jacqueline Newell
4205 Glynda Drive
Nashville, TN 37216

Send Tax Bills To:
Flash Raise Funding, LLC
200 Bartlett, Ste. 108
El Paso, TX 79912

Karen Johnson Davidson County
Batch# 1230161 DEEDWARR
01/27/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,116.66
20250127-0005844

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 061-06-0-138.00

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 Floyd a/k/a Harriett Renee Floyd, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Connor Lee Saling and Allie Jacqueline Newell,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being described as follows:

Being Lot No. 5 on the Plan of Allison Heights, of record in Book 2330, Page 142, Register's Office for said County.

Said Lot No. 5 fronts 99.4 feet on the West side of Glynda Drive and runs back between lines, 204 feet of the North line and 184 feet on the South line, to a dead line in the rear on which it measures 52 feet.

Being the same property conveyed to Renee Floyd by Warranty Deed from Basil C. Welch II, Executor of the Estate of Martha Kellye Goodwin, Deceased of record in Instrument No. 20010424-0040482 Register's Office for Davidson County, Tennessee, dated April 20, 2001 and recorded on April 24, 2001.

The said Martha Kellye Goodwin became deceased on or about February 6, 2001.

Being improved property known as 4203 Glynda Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Grantor covenant that she 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. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of January, 2025.

Renee Floyd (SEAL)
Renee Floyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Renee Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of January, 2025.

Notary Public
My commission expires: 3/3/25

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 $301,800.00, 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
24th day of January, 2025.

Notary Public
My commission expires: 3/3/25

File No. GNT-25-3772

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-24-25.

Affiant Signature

1-24-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of January, 2025.

Notary Signature

My Commission Expires: 5-9-26

