Name and Address of New Owner:
Leah Grace Flautt
2316 Alteras Drive
Nashville, TN 37211

Send Tax Bills To:
Truist Bank
1011 Semmes Avenue
Richmond, VA 23224

Karen Johnson Davidson County
Batch# 1234117 DEEDWARR
02/04/2025 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20250204-0008447

This Instrument Prepared By:
Priority Title LLC
239 Veterans Pkwy, Ste B
Murfreesboro, TN 37128

Map & Parcel No: 173-09-0A-578.00-CO

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, **Matthew B. Kirsch, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Leah Grace Flautt, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 552 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew B. Kirsch, unmarried by Warranty Deed from Donald Fallgatter and Cassandra Fallgatter, husband and wife of record in Instrument No. 20210309-0030681 Register's Office for Davidson County, Tennessee, dated March 05, 2021 and recorded on March 09, 2021.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 ~~30th~~ 29th KD day of January, 2025.

Matthew B. Kirsch (SEAL)

STATE OF ~~TENNESSEE~~ Ohio KD
COUNTY OF ~~RUTHERFORD~~ Fairfield KD

On this ~~30th~~ 29th KD day of January, 2025, before me personally appeared Matthew B. Kirsch, 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 ~~30th~~ 29th KD day of January, 2025.

Notary Signature
My commission expires: 02/01/2028

KELLY DESTADIO
Notary Public
State of Ohio
My Comm. Expires
February 1, 2028

AFFIDAVIT OF VALUE

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 $499,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF ~~TENNESSEE~~ Ohio KD
COUNTY OF ~~RUTHERFORD~~ Fairfield KD

Sworn to and subscribed before me this ~~30th~~ 29th KD day of January, 2025.

Notary Signature
My commission expires: 02/01/2028

KELLY DESTADIO
Notary Public
State of Ohio
My Comm. Expires
February 1, 2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 27th day of January, 2025.

Affiant Signature
Date 1-3-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028