THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149745**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $408,900.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2025. Notary Public My Commission Expires: 7/15/26

Karen Johnson Davidson County
Batch# 1240169 DEEDWARR
02/24/2025 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,512.93
20250224-0013331

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Ryan White & Bridget Gerstner 3470 Chandler Cove Way Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173 16 0A 225.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Edward Flum, as to a 50% interest, and Bryan Flum, Trustee of the Freedom Charity Trust dated January 29th, 2025, as to a 50% interest, as tenants in common** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Ryan White, a single man, and Bridget Gerstner, a single woman, as joint tenants with right of survivorship,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of HIDDEN CREEK, PHASE 3, SECTION 2, of record in Instrument No. 20050714-0081683, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being also the same property conveyed to Mark Edward Flum, as to a 50% interest, and Bryan Flum, Trustee of the Freedom Charity Trust dated January 29th, 2025, as to a 50% interest, as tenants in common, of record in Instrument No. 202502240013329, in the Register's Office of Davidson County, Tennessee. Bryan Flum being one in the same as Bryan Mitchell Flum.

Being the same property conveyed to Mark Edward Flum and Bryan Mitchell Flum, as tenants in common, by Executor's Quitclaim Deed from Mark Edward Flum and Bryan Mitchell Flum, Co-Executors of the Estate of Cynthia Jo Flum, deceased, of record in Instrument No. 20130605-0057086, in the Register's Office of Davidson County, Tennessee, dated May 31, 2013 and recorded on June 05, 2013.

Said property has never been the marital residence of Grantor and is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIDDEN CREEK, PHASE 3, SECTION 2, as recorded in Instrument No. 20050714-0081683. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020514-0059176, as Amended in Instrument No. 20030313-0033781; Instrument No. 20050308-0025065; Instrument No. 20090908-0084135 and Instrument No. 20190814-0081403; as

Supplemented in Instrument No. 20050930-0117904; Instrument No. 20050930-0117906; Instrument No. 20060828-0105537 and Instrument No. 20060828-0105538; Rules and Regulations recorded in Instrument No. 20190102-0000313.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020320-0034487.

Charter for Hidden Creek Homeowners Association, Inc. recorded as Instrument No. 20030303-0027388, as amended in Instrument No. 20081230-0123265.

By Laws for Hidden Creek Homeowners Association, Inc. recorded as Instrument No. 20030303-0027389, as amended in Instrument No. 20090908-0084136.

Common Open Space Deed recorded as Instrument No. 20050930-0117905.

This is improved property located at 3470 Chandler Cove Way Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 executed this instrument on this 14th day of February, 2025.

Freedom Charity Trust dated January 29th, 2025

Mark Edward Flum

BY: Bryan Flum, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Edward Flum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2025.

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan Flum, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for the Freedom Charity Trust dated January 29th, 2025, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of February, 2025.

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 2/14/2025.

Affiant Signature – Joshua A. Terry

2/20/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/20/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27