WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: 4-03-29

Karen Johnson Davidson County
Batch# 1271705 DEEDWARR
05/12/2025 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250512-0037051

File #25-TC-0516-C

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Olivia Flynt and Joseph Ross	Old National Bank	
(NAME)	(NAME)	147 11 0 060.00
516 Leeanne Drive	101 Northwest Fourth	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Evansville IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LAURA TENNANT, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

OLIVIA FLYNT, AND JOSEPH ROSS, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 431, on the Plan of WHISPERING HILLS, SECTION II-C, of record in Plat Book 2663, Pages 66 and 67, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Laura Tennant, an unmarried woman, by Warranty Deed from Kelly Evelyn Conrad, an unmarried woman, of record in Instrument No. 20211025-0143361, in the Register's Office of Davidson County, Tennessee, dated October 22, 2021 and recorded on October 25, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHISPERING HILLS, SECTION II-C, as recorded in Plat Book 2663, Page(s) 66 & 67.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2797, Page 483.
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of JOHN BISHOP as Attorney-in-Fact for LAURA TENNANT, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202505120037050, Register's Office for Davidson County, Tennessee.

This is ____ **unimproved** __X__ **improved** property known as: 516 Leeanne Drive, Nashville, TN 37211.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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(s) this the 5th day of May, 2025.

Laura Tennant by John Bishop, her attorney in Fact

Laura Tennant by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared John Bishop, Attorney-in-Fact for Laura Tennant , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Laura tenant, as her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal this 5th day of **May, 2025**.

Notary Signature
My Commission Expires: _____

TONIA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Yvette Meldrum, 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 May 9, 2025.

Signature
May 9, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 9, 2025

Notary's Signature

My Commission Expires: 8.12.28

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY