25-5091

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

Warranty Deed

Karen Johnson Davidson County Batch# 1279410 DEEDWARR 05/29/2025 03:51:30 PM 3 pgs Fees: $18.00 Taxes: $4,255.00 20250529-0042295	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00 Affiant Subscribed and sworn to before me, this the 22nd day of May, 2025. Notary Public My commission expires: 10-26-25 TONY THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher W. Mayo and Raindi April Mayo	Mortgage Investors Group	105-01-0D-001.00-CO
1411 South Street	8320 E Walker Springs Ln Ste 200	
Nashville, TN 37212	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICK C. FLYNN AND STACY A. FLYNN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER WAYNE MAYO AND RAINDI APRIL MAYO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Unit A of the 902 15th Avenue South Townhomes, a Horizontal Property Regime with Private Elements and described in the Declaration of Covenants, Conditions and Restrictions for 920 15th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140228-0017473 and amended by the First Amendment to the Declaration of Covenants, Conditions and Restrictions for 902 15th Avenue South Townhomes of record in Instrument No. 20140320-0022959, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Patrick C. Flynn and Stacy A. Flynn, husband and wife by Warranty Deed from Robert J. Schneider and William Wiggs Thompson, IV, Both Married of record in Instrument No. 20140916-0084672 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 16, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1411 South Street, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of May, 2025.

Patrick C. Flynn

Stacy A. Flynn

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 Patrick C. Flynn and Stacy A. Flynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of May, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 22, 2025 (date of document).

Alex Sharer
Affiant Signature

May 29, 2025
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 29th day of May, 2025.



Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25