Karen Johnson Davidson County
Batch# 1314924 DEEDWARR
08/26/2025 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,279.20
20250826-0068380

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 616,000.00.

Affiant

Subscribed and Sworn before me this 22 day of August, 2025.

Notary Public
My commission expires:

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Zach Flynn and Rachel Flynn 595 Hill Creek Drive, Nashville, TN 37211	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave. Suite 1W Chicago, IL 60613	Map/ Parcel 147-14-0-147

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, **Michael R. Miles and Joy E. Gilbert, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zachary Flynn and Rachel Flynn, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 421 of the Plan of Candlestick Farms, Section 4, as of record in Book 3600, page 71, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Mary D. Gilbert by deed of record in Book 7075, Page 12, Register's Office for Davidson County, Tennessee.
And further being the same property previously conveyed to John P. Gilbert and Mary D. Gilbert by deed of record in Book 4295, Page 592, Register's Office for Davidson County, Tennessee.

Mary D. Gilbert conveyed a life estate to Barbara DeMerritt by Quitclaim Deed from Mary D. Gilbert, dated August 28, 2015 of record in Instrument Number 20150901-0088382, and recorded on September 1, 2015 in the Register's Office for Davidson County, Tennessee, wherein she retained the remainder interest.

Mary D. Gilbert having since died on November 13, 2017, Her Will being probated in the Probate Court of Davidson County, Tennessee, Docket No. 18P54. Per the Will, the remainder interest passed to a Trust with Barbara DeMerritt named as Trustee. The Will also grants Barbara DeMerritt, as Executor, the authority to administer the property as part of the probate estate.

Being the same property conveyed to Michael R. Miles and Joy E. Gilbert, husband and wife by Warranty Deed from Judy Simpson, Successor Trustee of Mary D. Gilbert Testamentary Trust, dated March 31, 2025 and recorded April 2, 2025, Instrument No. 202504020024910 in the Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 595 Hill Creek Drive, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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 effective as of the 22 day of August, 2025.

Michael R. Miles

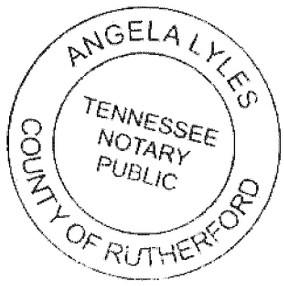
Joy E. Gilbert

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 22 day of August, 2025, before me personally appeared Michael R Miles and Joy E Gilbert, 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 22 day of August, 2025.

Notary Signature
My commission expires: 3/25/29



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 22. 2025.

Affiant Signature

26th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028