RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd
Ste. 140
Franklin, TN 37067

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,370,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale

Affiant

Sworn to and subscribed before me this 28th day of August, 2025

Notary Public
My Commission Expires

CHRISTINA HIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Karen Johnson Davidson County
Batch # 1316828 DEEDWARR
09/02/2025 09 15 06 AM 2 pgs
Fees $13 00 Taxes $5,069 00

20250902-0069730

WARRANTY DEED

THIS INDENTURE, made this 28th day of August, 2025, among

BRENTON THOMAS FLYNN AND HILARY LAUREN FLYNN, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JENNY FISHER, UNMARRIED, AND JOHN GARRETT, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**")

WITNESSETH:

THAT the Grantor, for and in consideration of $10 00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Cherokee Crossing, a Planned Unit Development, of record in Plat at Instrument No. 20050328-0032338, 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 Brenton Thomas Flynn and Hilary Lauren Flynn, husband and wife by deed from Maxx A. Cua and Ashley G. Cua Decker, husband and wife, dated April 29, 2021, of record in Instrument No. 20210430-0058206, Register's Office for Davidson County, Tennessee.

Being also known as 4405 Westlawn Drive, Nashville, TN 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any, further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee, and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written

Brenton Thomas Flynn

Hilary Lauren Flynn

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Brenton **Thomas Flynn and Hilary Lauren Flynn,** 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2025

Notary Public
My Commission Expires. 09/07/2026

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Owner Name & Property Address:

Name Brenton + Hilary Flynn
Address 4405 Waterlawn Drive
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name. New owner
Address. " "
City, State, Zip " "

Tax ID: 103-08D-002.00