Karen Johnson Davidson County
Batch# 1323460 DEEDWARR
09/17/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,861.95
20250917-0074322

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $773,500.00. Affiant Subscribed and sworn to before me, this the 4th day of September, 2025. Notary Public My commission expires: 12·19·2028

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:
Hilary Lauren Flynn Brenton Thomas Flynn	New Owner(s)	115-01-0-033.00
931 Downey Dr.		
Nashville, TN 37205		

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, **GOLDEN LOCAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HILARY LAUREN FLYNN AND BRENTON THOMAS FLYNN, WIFE AND HUSBAND**, 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 Lot No. 14 on the Plan of Brook Meade Addition, Section 1, as of record in Book 2663, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 153.0 feet on the Westerly margin of Downey Drive, and runs back 252.8 feet on the South sideline and 258.0 feet on the North sideline, and measuring 172.4 feet across the rear line.

Being the same property conveyed to Austin A. Woodward, unmarried, and Randall R. Woodward, unmarried, as joint tenants with right of survivorship by Warranty Deed from Scot Campbell Whitaker and Eli Meredith Whitaker III and Matthew Kent Whitaker of record in Instrument No. 20160125-0006740 Register's Office for Davidson County, Tennessee, dated January 14, 2016 and recorded on January 25, 2016.

Being the same property conveyed to Randall R. Woodward, unmarried by Quitclaim Deed from Austin A. Woodward, unmarried of record in Instrument No. 20200710-0075442 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 10, 2020.

Being the same property conveyed to Golden Local LLC, a Tennessee Limited Liability Company by Warranty Deed from Randall R. Woodward, married of record in Instrument No. 20231106-0086863 Register's Office for Davidson County, Tennessee, dated November 03, 2023 and recorded on November 06, 2023.

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 931 Downey Drive, Nashville, TN 37205, 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 4th day of September, 2025.

Golden Local, LLC, a Tennessee Limited Liability Company

By: _____
Joshua T. Martin, Managing Member

STATE OF WASHINGTON
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua T. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Golden Local, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of September, 2025.

_____
Notary Public

My Commission Expires: 08/05/26

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

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 September 4, 2025.

Affiant Signature

15th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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