**Name and Address of New Owner:**
Harry William Peffen, III and Harry William Peffen, IV
1037 Edwin Warner Drive
Nashville, TN 37205

Karen Johnson
Batch # 1326738
09/25/2025 09 44 38 AM
Fees $13 00 Taxes $2,442 00

Davidson County
DEEDWARR
2 pgs

20250925-0076484

**This Instrument Prepared By:**
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

**Send Tax Statements To:**
NEW OWNER

**Map & Parcel(s):**
129-08-0-030 00

**WARRANTY DEED**

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Angela Flynn, a married woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Harry William Peffen, III, married, and Harry William Peffen, IV, unmarried**, hereinafter called the GRANTEE, their heirs, successors 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, and being all of Lot No. 33, Section I, Warner Park Valley, according to survey and plat of same appearing of record in Book 3600, Page(s) 12 through 14, inclusive, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said Lot No 33 fronts 97 feet on the Northerly side of Edwin Warner Drive and extends back 173.9 feet on the Westerly line and 190.8 feet on the Easterly line to a dead line measuring 155 feet thereon.

Being the same property conveyed to Angela Flynn, married by Warranty Deed from Alfred D. Mosemiller, Executor of the Estate of Roy L. Mosemiller of record in Instrument No. 20140515-0041710 Register's Office for Davidson County, Tennessee, dated May 07, 2014 and recorded on May 15, 2014.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as: 1037 Edwin Warner Drive, Nashville, TN 37205

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, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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

**Timothy Flynn, spouse of Angela Flynn, hereby joins in this conveyance to convey all their right, title, and interest in and to the subject property.**

WITNESS our hand this 17 day of September, 2025.

Angela Flynn

Timothy Flynn

STATE OF FLORIDA
COUNTY OF Duval

On this 17 day of Sept, 2025, before me personally appeared Angela Flynn and Timothy Flynn, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 17 day of Sept, 2025.

Notary Signature
My commission expires: 10/23/2025

NOTARY PUBLIC STATE OF FLORIDA
Pamela W Mitchell
Notary Public, State of Florida
My Commission Expires 10/23/2025
Commission No. HH 173108

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $660,000.00.

Affiant Signature

Subscribed and sown to before me, this the 17 day of Sept, 2025.

Notary Public
My Commission Expires: 10/23/2025

NOTARY PUBLIC STATE OF FLORIDA
Pamela W Mitchell
Notary Public, State of Florida
My Commission Expires 10/23/2025
Commission No HH 173108