WARRANTY DEED

Karen Johnson
Batch # 1345779
11/13/2025 01 36 01 PM
Fees $13 00 Taxes $2,034 63

Davidson County
DEEDWARR
2 pgs

20251113-0090571

DM-ZTRE-25-366B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
01/22/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Dalton C. Thompson and Ryann A. Popp-Thompson	**Filo Mortgage, L.L C.**	
(NAME) **366 B Flushing Dr.**	(NAME) **4 Tower Bridge**	**119-07-0A-002 00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **West Conshohocken, PA 19428**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THREE SIX SIX B FLUSHING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DALTON C. THOMPSON AND RYANN A. POPP-THOMPSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Threethirtysix Flushing Drive, a Horizontal Property Regime With Private Elements, of record in Instrument No 20220712-0080023, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration

Being the same property conveyed to Christopher Smalley, an unmarried man by Warranty Deed from CK Flips 615, LLC, a Tennessee Limited Liability Company of record in Instrument No 20230130-0006756 Register's Office for Davidson County, Tennessee, dated January 27, 2023 and recorded on January 30, 2023

Being the same property conveyed to Three Six Six B Flushing, LLC, a Tennessee Limited Liability Company by Warranty Deed from Christopher Smalley, an unmarried man of record in Instrument No 20250625-0050169 Register's Office for Davidson County, Tennessee, dated June 25, 2025 and recorded on June 25, 2025

This conveyance is subject to

- Taxes for the year 2026 and subsequent years
- All matters shown on the Plan of record in Plat Book 2133, Page 21, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2102, Page 339, in the Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20220712-0080023, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20220720-0083303, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **366 B Flushing Dr., Nashville, Tennessee 37211**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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

Witness my/our hand(s) this the 10th DAY OF NOVEMBER, 2025

Three Six ~~Six~~ B Flushing, LLC

BY _____
Connor Kennedy
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNOR KENNEDY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of THREE SIX SIX B FLUSHING, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 10th of November, 2025

_____
Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212