Karen Johnson Davidson County
Batch# 1363865 DEEDWARR
12/31/2025 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20251231-0104092

WARRANTY DEED

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11.5.29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Linda Helen Mas and Jose Alexander Zuniga	New owner	148-13-0-087.00
(NAME) 325 Melpar Dr.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Jerome Flynn, III, Trustee of The Patsy Marie Flynn Living Trust, established by the Revocable Trust Agreement of Patsy Marie Flynn dated January 16,2025**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Linda Helen Mas and Jose Alexander Zuniga, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 183 on the Plan of Locustwood, Section 3, as of record in Book 2663, page 29, Register's Office for said County.

Said Lot No. 183 fronts 85 feet on the southerly side of Melpar Drive and runs back 204.1 feet on the westerly line and 112.8 feet on the easterly line, to a dead line in the rear, which is a broken line and measures 155.9 feet thereon.

Being the same property conveyed to Joseph Jerome Flynn Jr. and wife, Patsy Marie Flynn from George M. Adair and wife, Yvonne B. Adair by Warranty Deed dated September 2, 1975 and recorded on September 2, 1975 in Book

4946, Page 994, Register's Office for Davidson County, Tennessee. Jerome Flynn, Jr., since died on January 20, 2006, leaving Patsy Marie Flynn as surviving tenant by the entirety, their marriage having been continuous from the time they acquired title to the property until his death.

Further being the same property conveyed to Patsy Marie Flynn and/or Joseph Jerome Flynn III, Trustees of the Patsy Marie Flynn Living Trust, established by the Revocable Trust Agreement of Patsy Marie Flynn dated January 16, 2025 from Patsy Marie Flynn, by Quitclaim Deed dated January 16, 2025 and recorded on January 21, 2025 in Instrument No. 20250121-0004667, Register's Office for Davidson County, Tennessee. Patsy Marie Flynn since died on February 22, 2022.

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; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 325 Melpar Dr., Nashville, TN 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 Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 hand this 30th day of December, 2025.

The Patsy Marie Flynn Living Trust established by the Revocable Trust Agreement of Patsy Marie Flynn dated January 16, 2025

BY: _____ Trustee
Joseph Jerome Flynn, III, Trustee

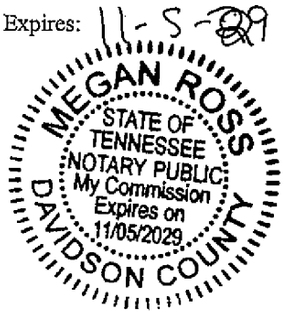
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Joseph Jerome Flynn, III with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Trustee of The Patsy Marie Flynn Living Trust, established by the Revocable Trust Agreement of Patsy Marie Flynn dated January 16, 2025,the within named bargainor, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2025.

_____
Notary Public

My Commission Expires: 11-5-29



Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 12/30/25 (date of document).

Affiant Signature

12/30/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2025.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Notary Signature

MY COMMISSION EXPIRES: 3/22/26

NOTARY'S SEAL