RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-38936-26

Karen Johnson Davidson County
Batch# 1419241 DEEDWARR
05/12/2026 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20260512-0042532

**WARRANTY DEED**

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Tennessee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2026.

NOTARY PUBLIC

My commission expires: 4.22.29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amanda B. Flathmann<br>710 Flintlock Court<br>Nashville, TN 37217 | Same address as new owner | 135-16-0B-153-00 |

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($255,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PEYTON B. HARBIN, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AMANDA B. FLATHMANN, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 153 on the Plan of Woodbridge at Nashboro Village, of record in Instrument Number 20021120-0143949, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Peyton B. Harbin from Diane E. Kuhn and Jennifer L. Lewis, both unmarried, by Warranty Deed dated July 25, 2014, and recorded July 29, 2014, in Instrument Number 20140729-0067202, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 710 Flintlock Court, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 8 day of May, 2026

GRANTOR(S)

Peyton B. Harbin

STATE OF TENNESSEE
COUNTY OF Wilson

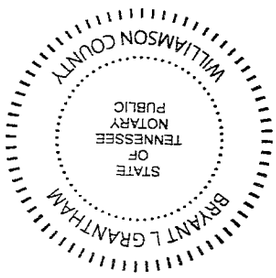
Personally appeared before me, a Notary Public, Peyton B. Harbin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of May, 2026.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 4-25-2029



Tennessee Certification of Electronic Document

I, Angel Hyde, 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 5.8.26 (date of document).

Angel Hyde
Affiant Signature

May 11, 2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11 day of May, 2026.

Abby L. Woodward
Notary's Signature

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
NOTARY'S SEAL

MY COMMISSION EXPIRES: 4.22.29