Karen Johnson Davidson County
Batch# 1443851 DEEDWARR
07/10/2026 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260710-0062358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2026.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G26-26155

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aubrey Noel Saloka	NEW OWNER	091-16-0A-101.00-CO
(NAME)	(NAME)	
101 Sylvan Glen Ct.		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Paul R. Flanigen and wife, Sarah O. Flanigen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aubrey Noel Saloka**, an unmarried woman, 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 in Davidson County, Tennessee, being Unit No. 101, on the Plan of Phase II, Sylvan Glen Condominiums, a horizontal property regime established by Master Deed, of record in Book 7249, Page 494, as amended in Book 7346, Page 974, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul R. Flanigen and wife, Sarah O. Flanigen by Deed dated September 12, 2008 from Camilla L. Thompson Neal, recorded September 16, 2008, in Instrument Number 20080916-0094686, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 101 Sylvan Glen Ct., Nashville, TN 37209.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 7 day of July, 2026.

Paul R. Flanigen

Sarah O. Flanigen

STATE OF ~~TENNESSEE~~ NJ
COUNTY OF ~~DAVIDSON~~

On this 7th day of July, 2026, before me personally appeared Paul R. Flanigen and Sarah O. Flanigen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of July, 2026.

Notary Signature
My commission expires: 04-06-2030

NATACHA JOSEPH
Notary Public, State of New York
No. 4994420
Qualified in Orange County
Commission Expires April 6, 2030

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 7, 2026

Affiant Signature

July 7, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 7 day of July, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY