Davidson County DEEDQC
Recvd: 12/29/03 09:50 3pgs
Fees:17.00 Taxes:0.00
20031229-0182921

QUITCLAIM DEED

Jay M. Hager, an individual with an address of 1943 Vista Dell Mar #8, Hollywood, California 90068, ("Grantor"), in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor paid, the receipt of which is acknowledged, does hereby remise, release and forever quitclaim to Martha D. Flynn, an individual with an address of 311 50th Avenue North, Nashville, Tennessee 37209, ("Grantee"), all right, title and interest of Grantor in and to the following described real estate:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Revised Map of D.E. Rutherford's Subdivision of Block 10 of the Charlotte Park Company's Addition as of record in Book 547, Page 164, Register's Office for said County.
>
> Said Lot No. 6 fronts 60 feet on the westerly side of 50th Avenue North and runs back between parallel lines, with the southerly margin of Elkins Avenue 155 feet to an alley.

Source of title Book 11506 page 249

Also known as street and number 311 50th Avenue North, Nashville, Tennessee 37209

Tax parcel ID# 91-15 229.00

To ~~have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the~~ Grantee and Grantee's heirs, successors and ~~assigns forever~~.

IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantor and Grantee that Grantor makes no representations, covenants or warranty of any kind whatsoever. By this instrument, the parties intend that Grantor release to Grantee whatever interest Grantor may have in the above property.

IN WITNESS WHEREOF, this Quitclaim Deed is executed on the 18TH day of NOVEMBER, 2003.

Jay M. Hager

Witness

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On the 18th day of NOVEMBER, 2003, before me, a Notary Public in and for the above state and county, personally appeared JAY M. HAGER, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he executed said instrument for the purposes therein contained as his free and voluntary act and deed.

NOTARY PUBLIC

My commission expires: NOV. 5TH 2006.

ZORICK PARSANIAN
Commission # 1383523
Notary Public - California
Los Angeles County
My Comm. Expires Nov 5, 2006

This Quitclaim Deed was prepared by: Gail H. McKinnon, Paralegal

The street address of the property being conveyed is: 311 50th Avenue North, Nashville, Tennessee 37209.

After recording, return to: Martha D. Flynn, 311 50th Avenue North, Nashville, Tennessee 37209.

New owner - send tax bill to
Martha D. Flynn
311 50th Ave. North
Nashville, TN. 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]
Martha D Flynn
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 2023.
[illegible]
Deputy Register