BILL GARRETT, Davidson County
Trans:T20120030018 DEEDQC
Recvd: 04/24/12 15:24 3 pgs
Fees:17.00 Taxes:0.00
20120424-0035174

**THIS INSTRUMENT PREPARED BY:**
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

**QUITCLAIM DEED**

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John F. K. Flanagan<br>4001 Overbrook Drive<br>Nashville, TN 37204 | Same | Tract 1: Map: 143-3-A<br>Parcel: 10<br><br>Tract 2: Map: 131-02-0A<br>Parcel: 042.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $NONE

John F K Flanagan
Affiant

SUBSCRIBED AND SWORN to before me this 20th day of April, 2012.

Angela Gagliano
Notary Public
My Commission Expires: Nov. 5, 2014

ANGELA GAGLIANO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, CAROL J. S. FLANAGAN, pursuant to Tennessee Code Annotated § 66-1-110, by these presents do hereby quitclaim and convey unto my husband, JOHN F. K. FLANAGAN, his heirs and assigns, all my right, title and interest in and to certain parcels of real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made for the purpose of terminating any and all interest that I may have in the real estate described herein, and specifically for the purpose of terminating my entireties or survivorship interest in said real estate as permitted by Tennessee Code Annotated §66-1-110.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 20th day of April, 2012.

CAROL J. S. FLANAGAN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Angela Gagliano, a Notary Public of the State and County aforesaid, personally appeared CAROL J. S. FLANAGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 20th day of April, 2012.

Angela Gagliano
Notary Public

My Commission Expires:

Nov. 5, 2014

ANGELA GAGLIANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My C...

**EXHIBIT A**

Tract 1

A part of Harpeth Glen Condominium tract as shown per plat made Exhibit One hereto of record in Plat Book 4460, page 99, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being: Unit No. E-1 on the said section plat together with the carport designated number E-1, a family unit type No. 2 as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Harpeth Glen Condominium, including the Plan and the Administrative Bylaws thereunto attached and exhibited, recorded in Book 4546, page 658, of the Register's Office of Davidson County, Tennessee, as amended in Book 4630, page 504, of the Register's Office of Davidson County, Tennessee.

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative Bylaws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to John F. K. Flanagan and wife, Carol J. S. Flanagan, by deed from Sarah Catherine Harris Wallace of record in Instrument #20070731-0090533, Register's Office, Davidson County, Tennessee.

This improved property is known as 6946 Highland Park Drive Unit E-1, Nashville, TN 37205.

Tract 2

A certain condominium apartment in Davidson County, Tennessee, being Unit No. I-5, in a Horizontal Property Regime located on the Plat of Hobbs House Condominium Apartments, of record in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John F. K. Flanagan and wife, Carol J. S. Flanagan, by deed from Geraldine D. Sadow, Trustee U/A Geraldine D. Sadow dated August 26, 2005, of record in Instrument #20100609-0044652, Register's Office, Davidson County, Tennessee.

This improved property is known as 2116 Hobbs Road #I-5, Nashville, TN 37215.