BILL GARRETT, Davidson County
Trans:T20160015082 DEEDQC
Recvd: 02/24/16 09:51 2 pgs
Fees:12.00 Taxes:0.00
20160224-0017460

Prepared by:
DLO TITLE, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067
from information provided by the parties
without the benefit of a title examination.
The preparer makes no warranties
as to the status of the title.

This transaction is tax exempt pursuant
to Tenn. Code Ann. § 67-4-409(a)(3)(A)(i)

QUITCLAIM DEED

Name and Address of New Owner:	Send Tax Bills To:	Map and Parcel Number:
Thomas G. Flanagin Jr., et al. 6025 Robert E. Lee Drive Nashville, TN 37215	New Owner	14514001200

For and in consideration of Zero Dollars ($0.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Annie B. Flanagin**, who acquired title as Annie B. Flanagin, a married woman, hereby quitclaim unto **Thomas G. Flanagin Jr. and Annie B. Flanagin, husband and wife,** their heirs and assigns, all right, title and interest in and to the certain real property situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 174, on the Plan of Tyne Valley Estates, SECTION 9, of record in Plat Book 3700, Pages 65 and 66 Register's Office, for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Annie B. Flanagin, a married woman by Warranty Deed from Timothy M. Cooper and wife Alison Roberts Cooper, dated April, 27th, 2009 and recorded on April 28, 2009 in Instrument Number 20090428-0038209, Register's office for Davidson County, Tennessee said legal description being corrected by Attorney's Affidavit of Correction recorded in Instrument 20121130-0110212, Register's office for Davidson County, Tennessee.

This is improved property known as **6025 Robert E. Lee Drive, Nashville, TN 37215.**

This conveyance is made pursuant to the provisions of Tenn. Code Ann. § 66-1-109 for the express purpose of creating a tenancy by the entirety in and to the above-described property in **Thomas G. Flanagin Jr. and Annie B. Flanagin, husband and wife,** so that the entire property, upon the death of either, will be solely owned by the survivor.

This instrument and interest is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. This conveyance is subject to all lawful easements and restrictions of record.

In witness whereof, I have hereunto set my hand this 22nd day of February, 2016.

Annie B. Flanagin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Annie B. Flanagin**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office at Franklin, Tennessee on this 22nd day of February, 2016.

Notary Public

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019