This Instrument Prepared By/Return To:
*Robert L. Scruggs, Attorney at Law*
*2021 Richard Jones Rd., Suite 220*
*Nashville, Tennessee 37215*

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

# QUITCLAIM DEED

I, the undersigned, do hereby quitclaim and by these presents do transfer and convey unto **John F. K. Flanagan and wife, Carol J. S. Flanagan**, all of my right, title and interest in and to the following parcels of real property located in Davidson County, Tennessee:

Tract 1:
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 by quitclaim deed of record as Instrument No. 20120424-0035174, Register's Office for said County.

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

Tract 2:
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 by quitclaim deed of record as Instrument No. 20120424-0035174, Register's Office for said County.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of July, 2016.

JOHN F. K. FLANAGAN

BILL GARRETT, Davidson County
Trans:T20160065018 DEEDQC
Recvd: 07/28/16 12:58 2 pgs
Fees:12.00 Taxes:0.00
20160728-0077823

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned notary public, of said county, John F. K. Flanagan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 27th day of July, 2016.

Commission Expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2016.

Commission Expires: _____

Notary Public

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017