AFTER RECORDING RETURN TO:
TITLE CLEARING AND ESCROW, LLC
8917 S YALE AVE
TULSA, OK 74137
File No. 14606

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
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PARCEL ID NUMBER: **06002010100**

Davidson County DEEDQC
Recvd: 09/21/16 10:50 3 pgs
Fees:17.00 Taxes:0.00
20160921-0099387

QUIT CLAIM DEED

THIS DEED made and entered into on this 2 day of Sept., 2016, by and between **JAMES W. FLENOY AND ANGELIA C. FLENOY, HUSBAND AND WIFE**, a mailing address of 3115 MEADOWSIDE LANE, NASHVILLE, TN 37207, hereinafter referred to as Grantor(s) and **JAMES W. FLENOY, A MARRIED MAN**, a mailing address of 3115 MEADOWSIDE LANE, NASHVILLE, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day remise, release and quitclaim and to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 71 ON THE PLAN OF PARKWOOD ESTATES, SECTION 1, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 2900, PAGE 120, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property which Betty Walker, unmarried granted and conveyed unto Angelia C. Flenoy and James W. Flenoy, wife and husband by deed dated January 06, 2016 and recorded January 07, 2016 in the Recorder's Office of said County Instruments No. 20160107-0001728.

PROPERTY COMMONLY KNOWN AS: 3115 MEADOWSIDE LANE, NASHVILLE, TN 37207

Subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Send Taxes To:
James Flenoy
3115 Meadowside Lane, Nashville, TN 37207

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

James W. Flenoy
JAMES W. FLENOY

Angelia C. Flenoy
ANGELIA C. FLENOY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JAMES W. FLENOY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in ~~Dnt~~ Davidson, TN, this 2nd day of September, 2016.

Notary Public
My Commission expires: 07 03 2017

JESIKA L. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ANGELIA C. FLENOY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson, TN, this 2nd day of September, 2016.

Notary Public
My Commission expires: 07 03 2017

JESIKA L. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

State of Oklahoma
County of Tulsa

The actual consideration or true value, whichever is greater for this transfer is $1.00.

Affiant

Subscribed and sworn before me, this 21st day of September, 2016.

Notary

DENNIS JUNKER
NOTARY PUBLIC
TULSA COUNTY
STATE OF OKLAHOMA
COMMISSION NO. 14002309
EXPIRES 03-07-2018

True Copy Certification

I, Nichelle Jacobs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Oklahoma

County of Tulsa

Personally appeared before me, Dennis Junker, a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nichelle Jacobs

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

DENNIS JUNKER
NOTARY PUBLIC
TULSA COUNTY
STATE OF OKLAHOMA
COMMISSION NO. 14002309
EXPIRES 03-07-2018