QUIT CLAIM DEED

Bill Garrett Davidson County
Batch# 16770 DEEDQC
10/23/2017 11:40:04 AM 1 pg
Fees: $12.00 Taxes: $0.00

20171023-0108312

State of Tennessee, County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $00.00 (Transfer to RLT)

Dean Flint

Dean Flint, Affiant
SUBSCRIBED AND SWORN BEFORE ME on 8/23/2017

Silke Hubbard (SEAL)
Notary Public
My commission expires: Nov 3, 2020

Silke Hubbard STATE OF TENNESSEE NOTARY PUBLIC Davidson County, TN

THIS INSTRUMENT WAS PREPARED BY
JOHN C. LEGGETT,PC TN Bar No. 031856 P.O. Box 275, Calhoun, GA 30703 NO OPINION / NO TITLE SEARCH

Mail to Trustee	Send tax bills to Trustee	Map/Parcel ID 52-3-176, 43-15-181
Dean Everett Flint @: 321 Manzano Drive; Madison, TN 37115	Dean Everett Flint @: Same address	

THIS INDENTURE, made on 23rd Aug, 2017 between **DEAN FLINT (aka Dean Everett Flint)** as party of the first part, hereinafter called GRANTOR, and **DEAN EVERETT FLINT as TRUSTEE of THE DEAN EVERETT FLINT REVOCABLE LIVING TRUST DATED DECEMBER 25, 1999,** as party of the second part, hereinafter called TRUSTEE (the words "Grantor" and "Trustee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: GRANTOR, for LOVE AND AFFECTION AND NOT FOR MONETARY OR OTHER CONSIDERATION, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said trustee all that certain land situate in the 11th Civil District of Davidson County, State of Tennessee, to wit:

Being the W ½ of Lot No. 21, Williams I Love's Larkin Springs Property, and said W ½ of Lot 21 fronts 100' on the N side of Manzano Road and runs back between parallel lines 200' to an alley.

And the improvements known as 317 and 319 Manzano Road, Madison, TN 37115.

Subject to any and all easements, covenants and/or restrictions of record, said Davidson County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those recorded in Book 6643, page 779 and Book 6868, page 9878, said Davidson County Register's Office.

Being the same lands conveyed to Dean Flint from Douglas Lee Brown and wife Nancy Elaine Brown by Warranty Deed dated June 10, 2016, of record as Instrument No. 20160705-0068300 in the Register's Office of Davidson County, Tennessee.

THE GRANTEES/TRUSTEES HAVE AND RETAIN A PRESENT POSSESSORY INTEREST AND BENEFICIAL INTEREST IN THIS PROPERTY. THE TRUSTEES, individually and as Trustees, THE SURVIVING TRUSTEE, individually and as Trustee, AND SUCCESSOR TRUSTEES HAVE FULL RIGHTS TO CONVEY, SELL OR ENCUMBER THE PROPERTY HEREIN SET FORTH.

IN WITNESS WHEREOF, GRANTOR has signed and sealed this deed, the day and year first above written.

Dean Flint

DEAN FLINT, Grantor (aka Dean Everett Flint)

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEAN FLINT (aka Dean Everett Flint), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, on Aug 23, 2017.

SEAL Silke Hubbard STATE OF TENNESSEE NOTARY PUBLIC Davidson County, TN

Silke Hubbard
NOTARY PUBLIC
My commission expires Nov 3rd, 2020