Return To:
Timothy C. Flowers
1510 Monticello Avenue
Madison, TN 37115

Order Number:
219317609

Karen Johnson Davidson County
Batch# 197816 DEEDQC
02/22/2019 08:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190222-0016047

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 15 day of February, 2019, by and between **Timothy C. Flowers, divorced and not remarried**, and **Theresa C. Flowers, divorced and not remarried**, hereinafter known and referred to as **GRANTORS**, and **Timothy C. Flowers, an unmarried man**, whose tax mailing address is 1510 Monticello Avenue, Madison, Tennessee 37115, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **$53,176.76**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Property being known as 1510 Monticello Ave. Madison, TN 37115 and being described as follows:

Being Lot No. 3, Alta Lorna Subdivision, 10th Civil District, as of record in Book 3700, Page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 100 feet on the westerly margin of Monticello Avenue and extends back between lines, 420 feet on the northerly line, and 417.67 feet on the southerly line, to a dead line in the rear in which it measures 100 feet.

Being the same parcel conveyed to TIMOTHY C. FLOWERS and wife, THERESA C. FLOWERS, from ROGER D. WOMBLE and wife, REBECCA P. WOMBLE, by virtue of a deed dated April 2, 2007, recorded April 10, 2007, as Instrument No. 20070410-0042788 County of Davidson, State of Tennessee.

Assessor's Parcel No: 03409-162.00-000

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(E), as same is pursuant to that divorce decree entered in Davidson County Civil Action No. 17D-717, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written.

Grantor (1 of 2)

Timothy C. Flowers

STATE OF TN)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 15 day of February, 2019, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Timothy C. Flowers.

Ella K. Butler
Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written.

Grantor (2 of 2)

Theresa C. Flowers

Theresa C. Flowers

STATE OF TN)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 15 day of February, 2019, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Theresa C. Flowers.

Ella K. Butler

Notary Public
My Commission Expires: 09/07/2020

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Timothy C. Flowers
1510 Monticello Avenue
Madison, Tennessee 37115

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Property Owner and Address:
Timothy C. Flowers
1510 Monticello Avenue
Madison, Tennessee 37115

This instrument prepared without title examination by:

George O. Pearson

George O. Pearson, Esq.
TN Bar ID 024814
203 West Second Street
Lexington, KY 40507
(859) 253-2789

201902220016047

True Copy Certification

I, Scott Aguiar, 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 RI
County of Providence
Personally appeared before me, Kathleen Jefferson, a notary public for this county and state, Scott Aguiar who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-5-21
Notary' Seal

KATHLEEN JEFFERSON
Notary Public, State of Rhode Island
My Commission Expires 06/05/2021