This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

Karen Johnson Davidson County
Batch# 297398 DEEDQC
10/07/2019 03:27:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191007-0102694

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:
Nancy Gail Flexer, Executrix
4500 Post Road, Unit 32
Nashville, TN 37205

SEND TAX BILLS TO:
Same

PARCEL ID NO:
104 13 0 142.00

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **NANCY GAIL FLEXER,** Executrix of the Estate of James Flexer, by these presents do hereby quitclaim and convey unto **NANCY GAIL FLEXER** and **GOLDIE FLEXER SHEPARD,** and their heirs, successors and assigns, in equal shares, all my right, title and interest in and to the following described tract or parcel of land:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Brighton Place, as of record in Book 2083, Page 67, Register's Office for said County.
>
> Said Lot No. 2 fronts 84 feet on the south side of Brighton Road and runs back between parallel lines 375 feet to a deadline.
>
> BEING the same property conveyed to James A. Flexer by deed from Goldie Flexer Shepard of record in Instrument 20130325-0029279. The said James A. Flexer having since died on October 29, 2018, leaving a Last Will & Testament appointing Nancy Gail Flexer as Executrix of his Estate.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This is improved property known as 3715 Brighton Road, Nashville, Davidson County, Tennessee 37205.

Witness my hand this 7th day of October 2019.

NANCY GAIL FLEXER, Executrix

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 bargainor, **NANCY GAIL FLEXER,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of October, 2013.

NOTARY PUBLIC

Seal

My Commission Expires: 5/2/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this 7th day of October, 2013.

NOTARY PUBLIC

Seal

My Commission Expires: 5/2/23