Karen Johnson Davidson County
Batch# 297398 DEEDQC
10/07/2019 03:27:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191007-0102695

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

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:
103-14-0A-043.00-CO

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, all my right, title and interest in and to the following described condominium apartment:

> Being Unit No. D-43, in a Horizontal Property Regime which is located on the Plan of The Hillwood, of record in Book 52, Page 43 and in Book 6250, Page 503, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> BEING the same property conveyed to James A. Flexer, unmarried by deed from Robert L. Neaderthal, as Trustee of the Robert L. Neaderthal Trust and Elise N. Straus, as Trustee of the Elise N. Straus Trust of record in Instrument No. 20170412-0035828, Register's Office for Davidson County, Tennessee. 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 4500 Post Road, Unit D43, Nashville, TN 37205

Witness my hand this 4th day of October, 2019.

Nancy Gail Flexer

NANCY GAIL FLEXER, Executrix for the Estate of James Flexer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary of the state and county mentioned, personally appeared NANCY GAIL FLEXER, Executrix for the Estate of James Flexer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Executrix for the Estate of James Flexer, the within named Executrix, and that as such Executrix executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Grantor as the Executrix for the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of October, 2019.

Martin A. Cooperman

NOTARY PUBLIC

Seal

My Commission Expires: 3/17/23

MARTIN A. COOPERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Nancy Gail Flexer

AFFIANT

Sworn to and subscribed before me this 7th day of October, 2019.

Martin A. Cooperman

NOTARY PUBLIC

My Commission Expires: 3/17/23

MARTIN A. COOPERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY