Karen Johnson Davidson County
Batch# 297398 DEEDQC
10/07/2019 03:27:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191007-0102696

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:	SEND TAX BILLS TO:	PARCEL ID NO:
Nancy Gail Flexer, Executrix 4500 Post Road, Unit 32 Nashville, TN 37205	Same	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 tract of land:

Land in Davidson County, Tennessee, being Lot No. 29 on the Block "L" of the Plan of Cherokee Park, Section 3, as of record in Book 843, Pages 2 and 3, Register's office for Davidson County, Tennessee.

Said Lot No. 29, front 60' on the westerly side of Cherokee Road and runs back 130.75 on the northerly line and 128.74' on the southerly line to a deadline measuring 60.03' thereon.

BEING the same property conveyed to James A. Flexer from Goldie F. Shepard, James A. Flexer and Nancy Gail Flexer, of record in Instrument 200209060108005 Register's Office for Davidson County, Tennessee, dated August 25, 2002.

Also being the same property that was conveyed by Quitclaim Deed to Linda T. Flexer, a one-half interest from James A. Flexer, of record in Instrument 20040218-0018580, Register's Office for Davidson County, Tennessee, dated February 18, 2004. The said Linda T. Flexer having since died on December 16, 2016.

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

This is improved property known as 231 Cherokee Road, Nashville, TN 37205

Witness my hand this 7th 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. Koopersmith

NOTARY PUBLIC

MARTIN A. KOOPERSMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Seal

My Commission Expires: 2-7-23

* * * * * * *

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. Koopersmith

NOTARY PUBLIC

MARTIN A. KOOPERSMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 2-7-23