Prepared By:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste. A
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 576185 DEEDQC
02/24/2021 08:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210224-0022605

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Patrick A. Flynn and wife, Terri Flynn,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Patrick A. Flynn, a ¼ undivided interest, Terri Flynn, a ¼ undivided interest, Catherine Philpot, a ¼ undivided interest and Margaret Philpot, a ¼ undivided interest, as tenants in common with rights of survivorship**, SECOND PARTY, which expression shall include heirs, assigns, and Personal Representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys, and quitclaims unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Unit No. 4B, of Building No. 1, The Townhomes of Shadow Glen, as depicted on Exhibit A-1, of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040315-0029248; and First Supplementary in Instrument No. 20040713-0083179; and corrected by Surveyor's Certificate of Correction in Instrument No. 20040720-0030572, and Instrument No. 20040720-0086707 and Instrument No. 20040317-0030572, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Patrick A. Flynn and Terri Flynn by deed dated August 6, 2015 of record in Instrument No. 20150810-0079524, Register's Office of Davidson County, Tennessee.

Map & Parcel: 161-16-0A-4

Property Address: 107 Shadow Glen Drive, Nashville, TN 37211

IN WITNESS WHEREOF, this conveyance has been executed on the 9th day of February, 2021.

Patrick A. Flynn

Terri Flynn

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, **Patrick A. Flynn and Terri Flynn,** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained, and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 9 day of **February, 2021**.

Notary Public

My commission expires:
2/28/2022

STATE OF TENNESSEE
MAURY COUNTY

I hereby affirm that the actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me, this 9 day of **February, 2021**.

Notary Public

My commission expires:
2/28/2022

NEW PROPERTY OWNERS:
Patrick Flynn, Terri Flynn, Catherine Philpot & Margaret Philpot
107 Shadow Glen Dr.
Nashville, TN 37211

PERSON(S) RESPONSIBLE FOR TAXES:
same

202102240022605

I, Kim Swanner, do hereby make oath that I am a licensed attorney and/or 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.

Kim Swanner

STATE OF TENNESSEE
COUNTY OF MAURY

Personally, appeared before me, Shannon Sylvester, a notary public for this county and state, Kim Swanner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shannon Sylvester

My Commission Expires: 5/23/22

