Karen Johnson Davidson County
Batch# 592137 DEEDQC
03/15/2021 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210315-0033965

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Frances C. Flynn 816 Beech Bend Drive Nashville, TN 37221		142-14-0-173.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frances C. Flynn, married,** by these presents do hereby quitclaim and convey unto, **Frances C. Flynn and husband James Michael Parrish,** their heirs, successors, and assigns, her rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 690 on the Plan of Section Three, Harpeth Woods of record in Plat Book 5200, Page 270, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 690 fronts 65.3 feet on the West margin of Beech Bend Drive and runs back 236.9 feet on the South line and 223,7 feet on the North line to a line in the rear which measures 72.4 feet thereon.

Being the same property conveyed to Kyle L. McKiness and Ruth G. McKiness by deed from Paul F. Cole and Wife. Joanne Miller Cole of record in Instrument No. 20011017-0113288 Register's Office for Davidson County, Tennessee, dated October 04, 2001 and recorded on October 17, 2001.

Being the same property conveyed to Frances C. Flynn, a single woman by Warranty deed from Kyle L. McKiness and Ruth G. McKiness, husband and wife of record in Instrument No. 20141120-0107131 Register's Office for Davidson County, Tennessee, dated November 19, 2014 and recorded on November 20, 2014.

This is improved property known as 816 Beech Bend Drive, Nashville, TN 37221.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 12 day of March, 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12 day of March, 2021.

Frances C. Flynn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Frances C. Flynn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12 day of March, 2021.

Notary Public

My Commission Expires:

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022