QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Lawyer's Escrow Service, Inc.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF WILSON

(Blank for Register's Office Endorsement Stamp)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Kimberly C Kindall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2022.

Teresa Glover
NOTARY PUBLIC

COMMISSION EXPIRES: 5/31/2026

TERESA GLOVER NOTARY PUBLIC TENNESSEE My Comm Exp. 05/31/2026 COUNTY OF WILSON

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 901326 DEEDQC
08/10/2022 08:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220810-0090795

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Charles Edward Flatt Thomas Edward Flatt 2035 Old Laguardo Road E Lebanon, TN 37087	Same as Owner	69-12 68.00 & 69.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **Jerry Edward Flatt, Jr.** and **Mary Jo Flatt** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **Charles Edward Flatt** and **Thomas Edward Flatt** (hereinafter "Grantee"), and their heirs, successors and assigns, as tenants in common, all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Tract I: Land in the 13th, formerly the 23rd, Civil District of Davidson County, being the Southerly part of Lot No. 6 on the plan of Brattonview, not of record, described according to a survey made by Erle Drake, County Surveyor, August 14, 1936, as follows:

Beginning on the northeasterly margin of Highway No. 112, at the southwest corner of the property conveyed to Cosie E. Bratton of record in Book 1272, Page 344, Register's Office for said County, being the corner of lots Nos. 5 and 6; thence with the line between said two lots northeastwardly 165 feet to a point 100 feet southwest of the southwesterly line of lot No. 14; thence northwestwardly and parallel to the southwesterly line of said lot No. 14; 100 feet, more or less, to the southeasterly margin of Courtney Avenue; thence with same, southwestwardly 89 feet to a slight curve and continuing with same, southwestwardly 67.5 feet in all 156.5 feet to the northeasterly margin of Highway No. 112; thence with same, southeastwardly 95 feet to the beginning.

Tract II: Being the southwesterly part of Lot No. 5 on the unrecorded plan of Brattonview, described according to a survey made by Erle Drake, County Surveyor, August 14, 1936, as follows:

Beginning on the northeasterly margin of Highway No. 122 at a point 95 feet southeast of the southeasterly margin of Courtney Avenue, said point being the same corner of lots Nos. 5 and 6; thence with the line between said lots northeastwardly 165 feet to a point 100 feet of lot No. 14; thence southeastwardly and parallel with the dividing line between lots 4 and 5, 172.25 feet to the northeasterly margin of Highway No. 112; thence with said Highway northwestwardly 72 feet to the beginning.

Being the same property conveyed to Charles Edward Flatt, Jerry Edward Flatt, Jr., Thomas Edward Flatt, and Mary Jo Flatt as tenants in common by Mary Jo Flatt by Quitclaim Deed of record in Instrument No. 20170526-0052661 in the Register's Office for Davidson County, Tennessee. This conveyance vests Charles Edward Flatt and Thomas Edward Flatt with equal one-half (1/2) undivided interests in the property as tenants in common.

This property is known as 3636 Clarksville Pike and 3638 Clarksville Pike, Nashville, TN 37128.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 9th day of August, 2022.

Jerry Edward Flatt, Jr., Grantor

Mary Jo Flatt, Grantor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Edward Flatt, Jr. and Mary Jo Flatt, the within named bargainors, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, and further upon oath acknowledged that they did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 9th day of August, 2022.

Commission Expires: 5/31/2026

Notary Public

TERESA GLOVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/31/2026
COUNTY OF WILSON

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 9th day of August, 2022.

Ernest D. Bennett, III, Affiant — August 9, 2022
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 9th day of August, 2022.

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023