Karen Johnson Davidson County
Batch# 906726 DEEDQC
08/23/2022 01:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220823-0095187

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE ✓) COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $-0- Caitlyn Yonts Affiant Subscribed and sworn to before me, this 18TH day of AUGUST, 2022. Notary Public My Commission Expires: 5/16/2026

DAVID J. GREENING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 16, 2026

QUITCLAIM DEED

Address New Owner: Laura Flaum 3508 A Hillsdale Ave Nashville, TN 37205	Send Tax Bills to: New Owner	Map Parcel No. 104-05-0P-001.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUSSELL M. FLAUM, TRUSTEE OF THE RUSSELL M. FLAUM TRUST DATED DECEMBER 5, 2000** ("Grantor"), by these presents, does hereby quitclaim and convey unto **LAURA FLAUM** and her heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 3508 Hillsdale Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161114-0119992 being shown on Plat attached thereto as Exhibit "B", in the 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 Amy Brown and Travis Brown, wife and husband by Warranty Deed from Greenway Avenue Investors, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180621-0059833 Register's Office for Davidson County, Tennessee, dated June 18, 2018 and recorded on June 21, 2018. (Value of consideration shown in aforementioned deed $580,000.00.)

Being the same property conveyed to Russell M. Flaum, Trustee of the Russell M. Flaum Trust dated December 5, 2000 by Warranty Deed from Amy Brown and Travis Brown, wife and husband of record in Instrument No. 20220606-0064730 Register's Office for Davidson County, Tennessee, dated June 01, 2022 and recorded on June 06, 2022. (Value of consideration shown in aforementioned deed $950,000.00.)

This is improved property known as: **3508 A Hillsdale Ave, Nashville, TN 37205**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[Signature on Following Page]

Witness my hands this 18TH **day of** AUGUST **, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.**

Grantor:

RUSSELL M. FLAUM TRUST DATED DECEMBER 5, 2000

Russell M. Flaum, Trustee

By: Russell M. Flaum, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **RUSSELL M. FLAUM** 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 **TRUSTEE** of the **RUSSELL M. FLAUM TRUST DATED DECEMBER 5, 2000** the within named bargainor, a Trust, and that such authorized person, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by such person as **TRUSTEE.**

Witness my hand and official seal at office this 18TH day of AUGUST 2022.

DAVID J. GREENING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 16, 2026

Notary Public

My Commission Expires: 5/16/2026.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/27/2022 (date of document).

Affiant Signature

7/27/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

