This Document Prepared By:
WILLIAM CARTWRIGHT
Attorney at Law
Cartwright Law, PLLC
1535 West Northfield Blvd., Ste 3 A
Murfreesboro, TN 37129
(615)785-2909

From information furnished by the parties.
No title exam requested or performed.

New Owner, and
Mail Tax Statements To:
Deborah Jean Harding, life estate
2408 18th Avenue North
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 953705 DEEDQC
12/21/2022 11:15:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221221-0131757

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, NORMA J. FLOURNOY, THE GRANTOR, has bargained, sold, and does hereby quitclaim, transfer and convey to THADDEUS EALY FLOURNOY, JR. and DEBORAH JEAN HARDING, their heirs and assigns, the GRANTEE(s), subject to a life estate in favor of GRANTOR, as described below; all of the following described real property in Davidson County, State of Tennessee with the following reservations below:

RESERVING therefrom, however, to NORMA J. FLOURNOY (GRANTOR/LIFE TENANT), the full use, control, income and possession of the described property for and during the GRANTOR'S natural life. That Grantor shall be liable for all real estate taxes, maintenance, utilities, and insurance. Upon the death of the Grantor, or the earlier termination of the Life Estate hereunder reserved, said Life Estate shall terminate and be under no other force or effect. Upon the death of the GRANTOR (Life Tenant), title shall immediately vest in the remainderman, as listed above, their heirs and assigns, hereinafter called the GRANTEE.

Description of Property:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Riverview Gardens, as of record in Book 3600, page 46, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the easterly side of 18th Avenue North and extends back 152.0 feet on the northerly line and 161.0 feet on the southerly line to a dead line in the rear, which is a broken line, measuring 52.1 feet thereon.

Being the same property conveyed to Thaddeus E. Flournoy and wife, Norma J. Flournoy, by Warranty Deed from Herbert R. Rich, Trustee, of record in Record Book 3887, page 264, with legal reference # 00003887-0000264 of the Register's Office of Davidson County, Tennessee. Thaddeus E. Flournoy passed away on March 31, 2020.

Assessor's Map and Parcel: 081 030 311.00

This is improved property also known as: 2408 18th Avenue N., Nashville, TN 37208

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed or record. No new survey performed.

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This transfer is by quitclaim without warranties regarding title.

Dated this 20th day of December, 2022.

Norma J. Flournoy

NORMA J. FLOURNOY

State of Tennessee)
)ss
County of Rutherford)

On December 20, 2022 before me, Nicole Cartwright, Notary Public, personally appeared **NORMA J. FLOURNOY** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand an official seal.

Nicole Cartwright

Signature of Notary Public

My Commission Expires: 8/15/2026

NICOLE CARTWRIGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

IN THIS OATH OF VALUE, I, as Grantor, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Norma J. Flournoy

Affiant

State of Tennessee)
)ss
County of Rutherford)

The undersigned, a Notary Public, does certify that on this 20th day of December, 2022 the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by NORMA J. FLOURNOY.

Nicole Cartwright

Notary Public

My commission expires: 8/15/2026

NICOLE CARTWRIGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY