This instrument prepared by:

R. Todd Ervin, Esq.
145 Keyway Drive
Nashville, Tennessee 37205

Karen Johnson Davidson County
Batch# 964194 DEEDQC
01/25/2023 10:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230125-0005663

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map And Parcel:
Liz F. Flanigen 141 Keyway Dr. Nashville, TN 37205	New Owner	129 04 063 Parcel ID: 12904006300

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Liz F. Flanigen (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto Paul R. Flanigen, Trustee of the Liz F. Flanigen Revocable Trust, which was created under and pursuant to The Liz F. Flanigen Revocable Trust Agreement dated January 24, 2023 (hereinafter referred to as the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (the "Property").

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

This is improved property known as 141 Keyway Drive, Nashville, TN 37205.

Exhibit A

Legal Description of Property

Being a parcel of land in the Twenty Third Councilmanic district of Davidson County, Tennessee, located on the south margin of Keyway Drive, being shown as Parcel 063.00 on Davidson County Tax Map 129-04, and shown as lot 66 on the Map of West Meade Farms, Section 3 as evidenced in Plat Book 1835, Page 4, in the (RODCT), said parcel belonging to Liz F. Flanigen, as evidenced in Instrument 20150924-0097096, as same parcel was modified pursuant to that certain General Warranty Deed filed in the Register's office on October 16, 2017 as evidenced in Instrument 20171016-0105837.

Being part of the same property conveyed to Enrico I. Ricafort and wife, Zenaida M. Ricafort by deed from Charles G. McCallen and wife, Mary A. McCallen, of record in Book 4531, page 675, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to George J. Flanigen and wife Liz F. Flanigen by warranty deed from Enrico I. Ricafort and wife, Zenaida M. Ricafort, of record in Book 4963, page 127, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Liz Fisher Flanigen by George F. Flanigen of all his right, title and interest, marital or otherwise, by Quitclaim Deed by Agreed Order in the Probate Court for Davidson County, Tennessee, in the case of George F. Flanigen II v. Liz Fisher Flanigen, Docket No. 89D-1404, recorded in Book 10271, pages 198 and 199, Register's Office for Davidson County, Tennessee.

Being part of the same property, 59.89% of which was conveyed by Quitclaim Deed by Liz F. Flanigen to Lizzie Fisher as joint tenants with the right of survivorship and not as tenants in common, recorded in the Register's Office of Davidson County, Tennessee, Deed Reference Number: 20070619-0072924.

Being part of the same property subject to that certain Affidavit of Survivorship filed by Liz F. Flanigen in Register's Office of Davidson County, Tennessee, Deed Reference Number: 20150924-0097096.

IN TESTIMONY WHEREOF, the Grantor has executed this deed on the 24th day of January, 2023.

Liz F. Flanigen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Liz Flanigen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 24 day of January, 2023.

Kimberly A Sammons
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Notary Public
exp 7.7.25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

~~Affiant~~

Sworn to and subscribed before me this 24 day of January, 2023.

Kimberly A Sammons
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Notary Public
exp 7-7-25

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jan 24, 2023 (date of document).

Affiant Signature

01/25/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of January, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

