Karen Johnson Davidson County
Batch# 968177 DEEDQC
02/06/2023 03:11:31 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20230206-0008609

RECORDING REQUESTED BY:
Matthew Patrick Flynn

INSTRUMENT PREPARED BY:
Matthew Patrick Flynn
2120 Carey Ave.
Cheyenne, WY. 82001

RETURN DEED TO:
Matthew Patrick Flynn
2120 Carey Ave.
Cheyenne, WY. 82001

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
2120 Carey Ave.
Cheyenne, WY. 82001

Tax Parcel ID/APN # 05900004200
Prior Instrument Reference: of the Recorder of Davidson County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of JANUARY 22, 2023 by and between the **"Grantors,"**

Matthew Patrick Flynn, a married individual residing at 5115 Buena Vista Pike, Nashville, Tennessee 37218

Lucia Apicella Flynn, a married individual residing at 5115 Buena Vista Pike, Nashville, Tennessee 37218

James Thomas Flynn, an unmarried individual residing at 5115 Buena Vista Pike, Nashville, Tennessee 37218

AND the **"Grantee,"**

Salerno Investments LLC, a business, having a mailing address at 2120 Carey Ave. Cheyenne, WY. 82001 and represented by its authorized Wyoming agent, Jeremy Bouchard.

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Davidson County, Tennessee, subject to any restrictions herein:

Property Address: **5115 Buena Vista Pike, Nashville, Tennessee 37218**

Legal description: **W SIDE BUENA VISTA PK & N OF KINGS LANE**

Legal Reference/Current Deviation Clause: **20220923-0105928**

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on JANUARY 22, 2023 (date).

Grantor (or authorized agent)

x/_____

Print Name: LUCIA FLYNN

Spousal Acknowledgment:
I, **LUCIA FLYNN** (name of Matthew Patrick Flynn's spouse), residing at 5115 Buena Vista Pike, Nashville, Tennessee 37218 acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).

x/_____

Grantor (or authorized agent)

x/_____

Print Name: Matthew Flynn

Spousal Acknowledgment:
I, **MATTHEW PATRICK FLYNN** (name of Lucia Apicella Flynn's spouse), residing at 5115 Buena Vista Pike, Nashville, Tennessee 37218 acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).

x/_____

Grantor (or authorized agent)

x/_____

Print Name: James Thomas Flynn

Child Acknowledgment:
I, **JAMES THOMAS FLYNN** (Matthew Patrick Flynn & Lucia Apicella Flynn's son), residing at 5115 Buena Vista Pike, Nashville, Tennessee 37218 acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).

x/_____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On January 22, 2023 before me, Anne E. Larkin, Notary Public, personally appeared **James Thomas Flynn**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____ (Seal)

ANNE E. LARKIN
COMM. #2305790
Notary Public - California
Los Angeles County
My Comm. Expires Oct. 16, 2023

NRO1 NRO1

GRANTEES

x/_____
Matthew Patrick Flynn
Member, Salerno Investments LLC

x/_____
Lucia A. Flynn
Member, Salerno Investments LLC

x/_____
James Thomas Flynn
Member, Salerno Investments LLC

NOTARY ACKNOWLEDGMENT

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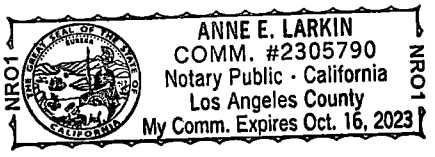
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On January 22, 2023 before me, Anne E. Larkin, Notary Public, personally appeared **Lucia Apicella Flynn and Lucia Apicella Flynn's spouse Matthew Patrick Flynn**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____ (Seal)



NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On January 22, 2023 before me, Anne E. Larkin, Notary Public, personally appeared **Matthew Patrick Flynn and Matthew Patrick Flynn's spouse Lucia Flynn**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____ (Seal)

NRO1 ANNE E. LARKIN
COMM. #2305790
Notary Public · California
Los Angeles County
My Comm. Expires Oct. 16, 2023 NRO1

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF LOS ANGELES }

On January 22, 2023 before me, ANNE E. LARKIN Notary Public, personally appeared James Thomas Flynn

Date *Insert Name and Title of the officer*

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____

NRO1 ANNE E. LARKIN COMM. #2305790 Notary Public · California Los Angeles County My Comm. Expires Oct. 16, 2023 NRO1

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____	Signers Name: _____
❑ Corporate Officer – Title(s) _____	❑ Corporate Officer – Title(s) _____
❑ Partner - ❑ Limited ❑ General	❑ Partner - ❑ Limited ❑ General
❑ Individual ❑Attorney in Fact	❑ Individual ❑Attorney in Fact
❑ Trustee ❑Guardian or Conservator	❑ Trustee ❑Guardian or Conservator
❑ Other: _____	❑ Other: _____
Signer is Representing: _____	Signer is Representing: _____
_____	_____

EXHIBIT "A"

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made March 16 and 17, 1961, by Geo. W. Watkins, Surveyor, as follows:

Beginning in the westerly margin of Buena Vista Pike at a point 51.9 feet South 25 deg. 25 min. East of the southeasterly corner of a 6-foot strip of land conveyed by R. B. Beal and wife, to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed of record in Book 3253, Page 625, said Register's Office, said beginning point being also in the southerly margin of a 50-foot proposed road, and running thence, along the westerly margin of said Pike, South 25 deg. 25 min. East 150 feet; thence South 80 deg. 15 min. West 340.5 feet; thence North 9 deg. 45 min. West 144.4 feet to the southerly margin of said 50 foot proposed road; thence with the same, North 80 deg. 15 min. East 300 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM, as set out in Book 3675,k Page 375,k Register's Office for Davidson County, Tennessee, is a small triangle located at the northeasterly corner of said property, which small triangle is reserved for a turning radius to be added to the said 50-foot proposed road at it intersection with Buena Vista Pike, the said small triangle being described as follows:

Beginning at the same beginning point referred to in the corrected description above, and running thence, along the westerly margin of Buena Vista Pike, South 25° 25' East 25 feet; thence northwestwardly, along a curve having a radius of 25 feet, a distance of 37.6 feet, more or less, to the southerly margin of said 50-foot proposed road; thence, with the same, North 80° 15' East 25 feet to the beginning.

Being the same property conveyed to Matthew Flynn and Lucia Flynn, husband and wife and James Flynn, a single person , herein by warranty deed dated 21st day of September, 2022, of record at _____20220923010592 8_____ in said Register's Office Tennessee.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

MATTHEW P. FLYNN
Affiant

Subscribed and sworn before me, this 2 day of February, 2023.

Notary

ALEXANDER VILLATORO
Notary Public - California
Los Angeles County
Commission # 2408263
My Comm. Expires Jun 16, 2026