Karen Johnson Davidson County
Batch# 978210 DEEDQC
03/08/2023 11:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230308-0016684

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2023.

Notary Public

My Commission Expires: 11/2/26

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Martha D. Flynn, Trustee 311 50th Avenue, N. Nashville, Tennessee 37209	SAME	091 15 229.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Martha D. Flynn**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a

revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Martha D. Flynn, Trustee of the Martha D. Flynn Living Trust, established by the Revocable Trust Agreement of Martha D. Flynn dated February 15, 2023**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 15th day of February, 2023.

Martha D. Flynn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha D. Flynn, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15th day of February, 2023.

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land lying Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 6 on the Revised Map of D.E. Rutherford's Subdivision of Block 10 of the Charlotte Park Company's Addition as of record in Book 547, Page 164, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the westerly side of 50th Avenue North and runs back between parallel lines, with the southerly margin of Elkins Avenue 155 feet to an alley.

Being the same property conveyed to Martha D. Flynn, by deed from Jay M. Hager, of record as Instrument No. 20031229-0182921, Register's Office for Davidson County, Tennessee.

This is improved property known as 311 50th Avenue, N., Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 February 15, 2023.

February 15, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of February, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

