Karen Johnson Davidson County
Batch# 984777 DEEDQC
03/27/2023 12:54:40 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230327-0022091

RECORDING REQUESTED BY:
Jacob Joseph Drwal

INSTRUMENT PREPARED BY:
Jacob Joseph Drwal
3211 Holland Ln.
Nashville, TN. 37218

RETURN DEED TO:
James Thomas Flynn
2412 Dennywood Dr
Nashville, TN. 37214

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
2412 Dennywood Dr, Nashville, TN. 37214

Tax Parcel ID/APN # 08412006300
Prior Instrument Reference: of the Recorder of Donelson County, Tennessee

# QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DONELSON

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

Jacob Joseph Drwal, an unmarried individual residing at 3211 Holland Ln, Nashville, TN 37218

AND the "**Grantee,**"

James Thomas Flynn, an unmarried individual residing at 2412 Dennywood Dr, Nashville, TN 37214

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: **2412 Dennywood Drive, Nashville, TN 37214**

Legal description: **LOT 137 MAPLECREST**

Legal Reference/Current Deviation Clause: **20230216 0011157**

[SIGNATURE PAGE FOLLOWS]

**Signatures**

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

| | |
|---|---|
| Grantor (or authorized agent)<br>x/ _____<br>Print Name: Jacob Drwal | Acknowledgment:<br>I, **JACOB JOSEPH DRWAL** , residing at 3211 Holland Ln, Nashville, TN 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).<br>x/ _____ |
| Grantee (or authorized agent)<br>x/ _____<br>Print Name: James Flynn | Acknowledgment:<br>I, **JAMES THOMAS FLYNN** , residing at 2412 Dennywood Drive, Nashville, TN 37214 acknowledging receipt of rights, title, and interest, in any, in the above Property.<br>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 TENNESSEE Davidson PA
COUNTY OF ~~DONELSON~~

On 3/22/23 before me, Parroush Ahmed, personally appeared **Jacob Joseph Drwal**, 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 Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

PARROUSH AHMED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

exp 03/03/2025

**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 TENNESSEE Davidson PA
COUNTY ~~OF DONELSON~~

On 3/22/23 before me, Parroush Ahmed, 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 Tennessee that the foregoing paragraph is true and correct.

WITNESS my ~~hand and~~ official seal.

Signature _____ (Seal)

PARROUSH AHMED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

exp 03/03/2025

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:

2412 Dennywood dr
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant Jacob Dowd

Subscribed and sworn before me, this 22 day of March, 2023

Notary

PARROUSH AHMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

exp 03/03/2025