QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP & PARCEL ID
Michael C. Flynn & Tamara E. Flynn, Co-Trustees Flynn Tennessee Community Property Trust 8016 Poplarwood Road Nashville, TN 37221	same	155-03-0C-003-00

THIS INSTRUMENT WAS PREPARED BY.
Elizabeth L Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone 615-293-5598 - Fax 615-791-6096 - Email eadams@adamslaw-tn com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-)

MICHAEL C FLYNN, Trustee)
Affiant)

Subscribed and sworn to before me,)
this 21 day of July, 2023)

NOTARY PUBLIC)
My Commission Expires March 9, 2027)

ELIZABETH L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1030143 **DEEDQC**
07/25/2023 08 16 12 AM 2 pgs
Fees $12 00 Taxes $0 00

20230725-0057041

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, MICHAEL FLYNN and TAMARA FLYNN, husband and wife, "Grantor," by these presents, does hereby quitclaim and convey unto MICHAEL C. FLYNN AND TAMARA E. FLYNN, AS CO-TRUSTEES OF THE FLYNN TENNESSEE COMMUNITY PROPERTY TRUST, dated July 21, 2023, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Final plat of Poplar Wood, Section 1, as of record in Plat Book 9700, Page 196, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Michael Flynn and Tamara Flynn, husband and wife, by Special Warranty Deed from T. Larry Edmondson, Trustee of the bankruptcy estate of Alan McMillen and Pamela McMillen, Chapter 7 Case

No. 3:21-bk-01598, U.S. Bankruptcy Court for the Middle District of Tennessee of record in Instrument Number: 20220301-0023140, Register's Office for Davidson County, Tennessee.

This is improved property known as 8016 Poplarwood Road, Nashville, TN 37221.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21st day of July, 2023.

MICHAEL FLYNN

TAMARA 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 MICHAEL FLYNN and TAMARA FLYNN with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 21 day of July, 2023.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027.

