This Instrument Prepared by:
ROSE PALERMO
JASON A. TALLEY
43 Music Square West
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1038870 **DEEDQC**
08/16/2023 10 55 02 AM 3 pgs
Fees $17 00 Taxes $0 00

20230816-0063816

The actual consideration or value whichever is greater for this transfer is $ -0- .

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 11/6/24

NATHAN A. ABELT
TENNESSEE NOTARY PUBLIC
My Comm Exp NOVEMBER 6 2024
COUNTY OF DAVIDSON

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX INFORMATION
Elizabeth Wilson Lamb **4700A Michigan Avenue** **Nashville, TN 37209**	**--SAME--**	**09107025600**

FOR AND IN CONSIDERATION the sum of ZERO AND NO/100 DOLLARS ($0.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, NICHOLAS ANDREW FLYNN, has this day bargained and sold and does hereby convey and quitclaim unto ELIZABETH WILSON LAMB, her heirs, successors

and assigns all my right title and interest in and to the following certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

BEING Unit A, 4700 Michigan Avenue Townhomes, a Horizonal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record as Instrument Number 20140603-0048101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

BEING a portion of the same property conveyed to Nicholas A. Flynn and Elizabeth W. Lamb by Warranty Deed from Charlie Three, LLC, a Tennessee limited liability company, and recorded on November 25, 2014 in Instrument Number 20141125-0108490, Register's Office for Davidson County, Tennessee. The said Nicholas A. Flynn and Elizabeth W. Lamb having since been divorced by Final Decree of Divorce on the 15th day of February, 2023, in the Circuit Court for Davidson County, Tennessee, Docket No. 21D1321, and this conveyance is a further division of the marital estate, pursuant to the terms of the Marital Dissolution Agreement.

THIS is improved property known as 4700 A Michigan Avenue, Nashville, TN 37209.

THE said Nicholas A. Flynn and Nicholas Andrew Flynn, is one and the same person.

THE said Elizabeth W. Lamb and Elizabeth Wilson Lamb, is one and the same person.

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

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

IN WITNESS WHEREOF, the undersigned, NICHOLAS ANDREW FLYNN, has hereunto set his hand, this the 8 day of March, 2023.

Nicholas Andrew Flynn

NICHOLAS ANDREW FLYNN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named NICHOLAS ANDREW FLYNN, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 8th day of March, 2023.

NOTARY PUBIC

My Commission Expires: 11/6/24

NATHAN A. ABELT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
NOVEMBER 6, 2024
COUNTY OF DAVIDSON