THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1046478 DEEDQC
09/06/2023 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230906-0069683

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QUITCLAIM DEED

(Creating a Tenancy by the Entirety)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Meredith Ezell Flautt, III and Amy Flautt 4251 Gosey Hill Road Franklin, TN 37064	Owner	068-00-0-059.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Meredith Ezell Flautt, III**, hereinafter called the Grantor, do hereby Quitclaim unto **Meredith Ezell Flautt, III ,and wife, Amy Flautt**, hereinafter called the Grantees, and the Grantees' successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

First Tract:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being Tract No. 1 on a survey prepared by Georama Land Surveying, more particularly described as follows:

BEGINNING at a monument in the northerly margin of Hydes Ferry Pike, the SW corner of this tract and a SE corner of Wall; thence along Wall's easterly line, N 2 deg. 41' 31" E 765.23 feet to a stake; the NW corner of this tract; thence leaving Wall's line, 86 deg. 45' E 335.44 feet to a stack, the NE corner of this tract; thence S 6 deg. 57' 33" W 832.12 feet to a stake in the northerly margin of Hydes Ferry Pike; thence along said margin, in a northwesterly direction 288.04 feet to the point of beginning and containing **5.66 acres more or less**.

This is property commonly known as 4642 Ashland City Highway, Nashville, TN 37218*
(Map & Parcel No. 068-00-0-059.00)
*Note that a street address is not, and is not part of a legal description.

Second Tract:

Land in the 13th Civil District of Davidson County, Tennessee described as follows:

Beginning at a point in the northerly margin of Hydes Ferry Pike, the SW corner of this tract and SE corner of 5.02 acre tract, presently owned by Grantee; thence along the common line of said two tracts, N 6 deg. 57' 33" E 832.12 feet to a point; thence S 86 deg. 45' E 237.45 feet to a point; thence S 4 deg. 45' 30" W 891.57 feet to a stake and S 4 deg. 45' 30" W 17.0 feet to a point in the northerly margin of Hydes Ferry Pike; thence with said margin in a westerly direction 59.20 feet; thence N 4 deg. 45' 30" E 20 feet; thence 225.96 feet westerly to the point of beginning, and containing **5.02 acres, more or less**.

This is property commonly known as [No Street No.] Ashland City Highway, Nashville, TN 37218* (Map & Parcel 068-00-0-060.00)*
*Note that a street address is not, and is not part of a legal description.

Third Tract:

Land in the 13th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a stake in the Northeast corner of a 5.66 acre tract, presently owned by Grantee, the NW corner of 5.02 acre tract, presently owned by grantor's and the SE corner of this tract; thence along the rear line of grantee's 5.66 acre tract, in a westerly direction 335.44 ft. to a point the SW corner of this tract and the NW corner of grantee's 5.66 acre tract; thence will wall's E line, N 2 deg. 41' 31" E 901.57 ft. to a post, the NW corner of this tract; thence S 6 deg. 57' 33" W 800 ft. to a point of beginning, containing **7.15 acres, more or less**.

This is property commonly known as [No Street No.] Ashland City Highway, Nashville, TN 37218* (Map & Parcel 057-00-0-104.00)
*Note that a street address is not, and is not part of a legal description.

The above being the same property conveyed to Meredith Ezell Flautt, III, married, by Presley Austin and Carolyn A. Austin, a married couple, by Warranty Deed of record at **Instrument**

No. 20230621004719 7, Davidson County Register of Deeds.

Witness my hand, this 21 **day of June, 2023:**

Meredith Ezell Flautt, III

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Meredith Ezell Flautt, III**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of **June**, **2023**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21 DAY OF **June, 2023:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 6/21/2023 (date of document).

Date: 9/5/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 5th day of September, 2023

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____