Karen Johnson Davidson County
Batch# 1080435 DEEDQC
12/11/2023 09:43:30 AM 7 pgs
Fees: $57.00 Taxes: $0.00
20231211-0095210

QUITCLAIM DEED

MAIL RECORDED DEED TO:

H. J. KHOUKAZ, ESQ.
BEZAIRE, KHOUKAZ & BABAIAN
6928 OWENSMOUTH AVENUE #200
WOODLAND HILLS, CA 91303

OWNER (SEND TAX BILLS TO):

MATTHEW FLYNN, TRUSTEE
LUCIA APICELLA FLYNN, TRUSTEE
5115 BUENA VISTA PIKE
NASHVILLE, TN 37218

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND 00/100 Dollars ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW PATRICK FLYNN and LUCIA APICELLA FLYNN, husband and wife (herein, "Grantor"), whose address is 5115 Buena Vista Pike, Nashville, TN 37218, hereby bargains, sells, remises, releases, quit claims and conveys to MATTHEW FLYNN AND LUCIA APICELLA FLYNN, TRUSTEES, or any successors in trust, under the FLYNN FAMILY TRUST dated February 14, 2023 and any amendments thereto (herein, "Grantee"), whose address is 5115 Buena Vista Pike, Nashville, TN 37218, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5115 Buena Vista Pike, Nashville, TN 37218

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

WITNESS my hand and seal this 11 day of November, 2023.

PIN NO: 05900004200

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Matthew Patrick Flynn

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.

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
}
COUNTY OF Los Angeles }

On 11-22-23, before me, H. John Khoukaz,
Notary Public, personally appeared Matthew Patrick 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)

Signature _____
My Commission Expires: 2/18/25

H. JOHN KHOUKAZ
Notary Public - California
Los Angeles County
Commission # 2347885
My Comm. Expires Feb 18, 2025

GRANTOR:

Lucia Apicella Flynn

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.

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
}
COUNTY OF Los Angeles }

On 11-22-23, before me, H. John Khoukaz,
Notary Public, personally appeared Lucia Apicella 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)

Signature _____
My Commission Expires: 2-18-25

H. JOHN KHOUKAZ
Notary Public - California
Los Angeles County
Commission # 2347885
My Comm. Expires Feb 18, 2025

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF Los Angeles

The actual consideration for this transfer is ONE AND 00/100 Dollars ($1.00).

Grantee:

Flynn Family Trust dated February 14, 2023

Matthew Flynn, Trustee

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 California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 22 day of November, 2023, by MATTHEW FLYNN, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

H. JOHN KHOUKAZ
Notary Public - California
Los Angeles County
Commission # 2347885
My Comm. Expires Feb 18, 2025

Signature _____
Notary Public

Print Name: H. John Khoukaz
Notary Public
My Commission Expires: 2/18/25

Grantee:

Flynn Family Trust dated February 14, 2023

Lucia Apicella Flynn, Trustee

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 California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 22 day of November, 2023, by LUCIA APICELLA FLYNN, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Signature _____
Notary Public

H. JOHN KHOUKAZ
Notary Public - California
Los Angeles County
Commission # 2347885
My Comm. Expires Feb 18, 2025

Print Name: H. John Khoukaz
Notary Public
My Commission Expires: 2/18/25

EXHIBIT A

[Legal Description]

W SIDE BUENA VISTA PK & N OF KINGS LANE

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument 20231017-0081393 on October 17, 2023.

PIN NO: 05900004200

STREET ADDRESS: 5115 Buena Vista Pike, Nashville, TN 37218

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Dorene J. Royal, 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 November 11, 2023 (date of document).

Dorene J Royal

Affiant Signature

December 8, 2023

Date

State of Florida

County of Hillsborouth

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

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025

A Guiler

Notary Signature

MY COMMISSION EXPIRES:
09-20-2025