Karen Johnson
Batch # 1109377
03/11/2024 08:05:25 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240311-0016469

**THIS INSTRUMENT WAS PREPARED BY:**

FLEXER LAW PLLC
Daniel T.Castagna, Esq.
1900 Church Street, Suite 400
Nashville, Tennessee 37203

THIS FIRM DID NOT CONDUCT A TITLE SEARCH, ISSUE A TITLE OPINION LETTER, OR ISSUE THE TITLE INSURANCE REGARDLING THE SALE OF THIS PROPERTY

# QUITCLAIM DEED

FROM: NANCY GAIL FLEXER AND GOLDIE FLEXER SHEPARD

Map-Parcel No. 104 13 0 142.00

TO:

Address New Owner(s) as follows:
Dr, David and Polly Roffwarg
231 Cherokee Road
Nashville, TN 37205

Send Tax Bills To:
Dr. David and Polly Roffwarg
231 Cherokee Road
Nashville, TN 37205

**FOR AND IN CONSIDERATION OF** the sum of One Dollar ($1.00), and other good and valuable consideration, NANCY GAIL FLEXER AND GOLDIE FLEXER SHEPARD, do transfer, quitclaim and convey unto the said David Roffwarg and Polly Roffwarg, Husband and Wife, their heirs, successors, and assigns, all of rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Brighton Place, as of record in Book 2083, Page 67, Register's Office for said County.

Said Lot No. 2 fronts 84 feet on the south side of Brighton Road and runs back between parallel lines 375 feet to a deadline.

Being the same property conveyed to James A. Flexer by deed from Goldie Flexer Shepard of record in Instrument 20130325-0029279. The said James A. Flexer having since died on October 29, 2018 leaving a Last Will & Testament appointing Nancy Gail Flexer as Executrix of his Estate.

Being the same property conveyed to Nancy Gail Flexer and Goldie Flexer Shepard by deed from Nancy Gail Flexer, Executrix of record in instrument 20191007-0102694

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.
This is improved property known as 3715 Brighton Road, Nashville, Davidson County, Tennessee 37205.

Witness my hand this 26th day of FEBRUARY, 2024.

× Nancy Gail Flexer
NANCY GAIL FLEXER

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Sarah Hanlon, a Notary Public in and for said County and State, the within named NANCY GAIL FLEXER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 26 day of February, 2024.

Sarah Hanlon
NOTARY PUBLIC

My Commission Expires: 10/4/27

SARAH HANLON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

× Goldie Flexer Shepard
GOLDIE FLEXER SHEPARD

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Sarah Hanlon, a Notary Public in and for said County and State, the within named GOLDIE FLEXER SHEPARD, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 26 day of February, 2024.

Sarah Hanlon / Sarah Hanlon
NOTARY PUBLIC

My Commission Expires: 10/4/27

SARAH HANLON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00.

Debbie J Shepard
Affiant

Subscribed and sworn before me, this 7th day of March, 2024.

Melissa B Russell
Notary

MELISSA B RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY