Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211 Karen Johnson Davidson County Batch # 1163687 DEEDQC 07/30/2024 10:02:10 AM 2 pgs Fees: $12.00 Taxes: $0.00 20240730-0057456	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 25th day of July, 2024. Notary Public My commission expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Erin Dias, Trustee of The Flowers Family Trust	**New Owner**	**06200012400**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patsy M. Flowers, "GRANTOR(S)", by these presents, do hereby quitclaim and convey unto Erin Dias, Trustee of The Flowers Family Trust "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, of the Two Lot Subdivision for James H Pirtle, of record in Plat Book 5210, Page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to William D Flowers and wife, Patsy M Flowers, by Deed from James H Pirtle and wife, Annie Mai Pirtle, dated December 28, 1977, of record in Book 5237, Page 955, in the Register's Office for Davidson County, Tennessee. William D Flowers died June 28, 2021, leaving Patsy M Flowers as the sole surviving tenant.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of recordin the Register's Office of Davidson County, Tennessee.

By way of recital, the within described property bears the street address of 2529 Pennington Bend Rd., Nashville TN 37214.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 25 day of July, 2024

Patsy M. Flowers

Patsy M. Flowers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Patsy M. Flowers, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of July, 2024.

My commission expires: 7-22-25

Karen K. Valentine

NOTARY PUBLIC

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY