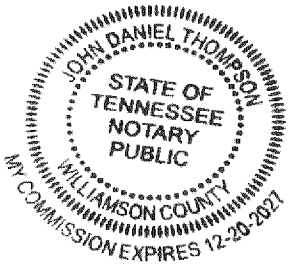
Karen Johnson Davidson County
Batch# 1165864 DEEDQC
08/02/2024 01:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240802-0058933



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 31 day of July, 2024.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jennifer Flowers		**086 08 0084 00**
312 Strombury Court	**NEW OWNER**	
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Diana L. Flowers, unmarried, by and through Jennifer Flowers, her Power of Attorney, and Jason Flowers** (hereinafter the "Grantors"), hereby quitclaim and convey unto **Jennifer Flowers** (hereinafter the "Grantee") her heirs and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 387 on the Final P.U.D. Plan of Camden Woods, Phase 1, of record in Plat Book 6900, Page 698, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Diana L. Flowers, unmarried by Warranty Deed from Lanora A. Cass, of record in Record Book 9166, Page 800, Register's Office for Davidson County, Tennessee.

GRANTORS, Jennifer Flowers and Jason Flowers, are the only children and sole heirs at law of Diana L. Flowers; Diana L. Flowers executed a Durable Financial Power of Attorney on or about April 16, 2023, said POA recorded simultaneously herewith appointing her daughter, Jennifer Flowers as her agent and Power of Attorney. Diana L. Flowers is in life but is incapacitated and the powers granted in the POA are not affected by the incapacity of its principal, Diana L. Flowers. Jason Flowers joins in the conveyance of this property for the purpose of giving his consent to this conveyance to Jennifer Flowers and the use of the Durable Financial Power of Attorney by Jennifer Flowers, Agent named therein.

BEING improved property commonly known as **312 Strombury Court, Hermitage, TN, 37076.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEROF I have hereunto set my hand this 31 day of July, 2024.

Jennifer Flowers

Jennifer Flowers, Agent and POA for Diana L. Flowers

STATE OF TENNESSEE
COUNTY OF Williamson

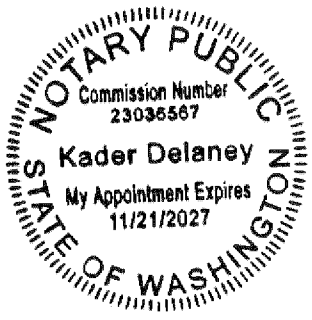
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jennifer Flowers, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of July, 2024.

Daniel Thompson
Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

Jason Flowers



STATE OF WASHINGTON
COUNTY OF Kitsap

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jason Flowers, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of July, 2024.

Kader Delaney Kader Delaney
Notary Public
My Commission Expires: 11/21/21

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 07/31/2024 (date of document).

Karla I Kard
Affiant Signature

07/31/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of July, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

