Karen Johnson
Batch # 1175880
08/30/2024 10:45:02 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240830-0066891

Prepared by, and after recording return to:
Jackie Flournoy, Trustee
4120 Home Haven Drive
Nashville, TN 37218

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
30th **Day of** August, 2024.
, **Deputy Register**
--------**Above This Line Reserved For Official Use Only**----------

OATH OF CONSIDERATION

I/we hereby swear or affirm that the actual consideration for this transfer is $0. The transfer is by a transferor of real estate to a revocable living trust created by the same transferor and is therefore not subject to recordation tax.

This 24 day of June, 2024.

Jackie Flournoy, Affiant

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jackie Flournoy**, hereinafter referred to as "Grantor", do hereby remise, release and forever quitclaim unto **Jackie Flournoy**, Trustee and their successors in trust of the Jackie Flournoy Living Trust dated June 24, 2024, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

SEE DESCRIPTION ATTACHED

Property Tax ID: 058-15-0-170.00

Commonly Known As: 4120 Home Haven Drive, Nashville, TN 37218

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The source of title in Grantor(s) is by Special Warranty Deed recorded in the office of the Register of Deeds in Book 4832, at Page 201, Instrument Number 00004832-0000201, of Davidson County, Tennessee.

James C. Flournoy is now deceased.

WITNESS Grantor(s) hand(s) this the 24 day of June, 2024.

Jackie A. Flournoy, Grantor

State of Tennessee
County of Davidson

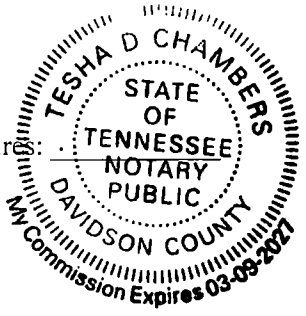
On this 24 day of June, 2024, before me personally appeared Jackie Flournoy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 24 day of June, 2024.

Notary's Signature

Seal

My commission expires:



Grantor(s) Name, Address, phone:
Jackie A. Flournoy
4120 Home Haven Drive
Nashville, TN 37218l

Grantee(s) Name, Address, phone:
Jackie Flournoy, Trustee
4120 Home Haven Drive
Nashville, TN 37218

SEND TAX STATEMENTS TO GRANTEE

Exhibit A

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 23 on the Plat of Gold Key Addition, Section I, of record in Book 4675, page 14, Register's Office for said County.

Said Lot 23 fronts 100.00 feet on the South side of Home Haven Drive and extends back between parallel lines 160.0 feet on the East line, and 160.0 feet on the West line, to a line on the rear on which it measures 100.00 feet.

Being the same property conveyed to Cumberland Builders, Inc. by deed from W.L. Bainbridge Company, a partnership consisting of W. L. Bainbridge, Jr., and W. L. Bainbridge, III, of record in Book 4610, page 15.

This conveyance is subject to easements, restrictions, setback lines of record and taxes for 1974, applicable to said property.