Karen Johnson Davidson County
Batch# 1203016 DEEDQC
11/08/2024 12:38:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20241108-0087334

Prepared by:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and Sworn before me this 7 day of November, 2024

Notary Public
My commission expires: 8.19.2028

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Matthew & Lucia Flynn 5115 Buena Vista Pike Nashville, Tn 37218	New Owner	059-00-0-042

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, **Matthew Flynn and Lucia Flynn, Trustees of the Flynn Family Trust** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Matthew Flynn and Lucia Flynn,** husband and wife, hereinafter the Grantees, all the right, title and interest in and to the following real property, located in Davidson County, Tennessee, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made March 16 and 17, 1961, by Geo. W. Watkins, Surveyor, as follows: improved property known as 5115 Buena Vista Pike, Nashville, Tn 37218.

Legal Description Attached as Exhibit A and fully incorporated herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

{signatures on following page}

PLEASE SEE ATTACHED
NOTARY DOCUMENT

Witness my hand this 7th day of ~~October~~ November, 2024.

Trustee of Flynn Family Trust

Matthew Flynn, Trustee of the Flynn Family Trust

STATE OF
COUNTY OF

On this _____day of October, 2024, before me personally appeared Matthew Flynn Trustee of the Flynn Family Trust, to me known or proven 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's (or persons') free act and deed.

Witness my hand, at office, this _____ day of October, 2024.

_____
Notary Signature
My commission expires:

PLEASE SEE ATTACHED
NOTARY DOCUMENT

Witness my hand this 7th day of ~~October~~ November, 2024.

Trustee of Flynn Family Trust

Lucia Apicella Flynn Trustee of the Flynn Family Trust

STATE OF
COUNTY OF

On this _____day of October, 2024, before me personally appeared Lucia Apicella Flynn Trustee of the Flynn Family Trust, to me known or proven to be the person described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of October, 2024.

_____
Notary Signature
My commission expires:

PLEASE SEE ATTACHED
NOTARY DOCUMENT

ACKNOWLEDGMENT

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)

On 11/07/2024 before me, Daysi Tolentino Garcia, Notary public
(insert name and title of the officer)

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.

DAYSI TOLENTINO GARCIA
Notary Public - California
Los Angeles County
Commission # 2490813
My Comm. Expires May 23, 2028

Signature Daysi Tolentino Garcia (Seal)

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 07 day of November, 2024, by Matthew Flynn and Lucia Apicella Flynn,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

DAYSI TOLENTINO GARCIA
Notary Public - California
Los Angeles County
Commission # 2490813
My Comm. Expires May 23, 2028

(Seal) Signature Daysi Tolentino Garcia

Quitclaim deed

ACKNOWLEDGMENT

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)

On 11/07/2024 before me, Daysi Tolentino Garcia, Notary Public
(insert name and title of the officer)

personally appeared Matthew 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.

DAYSI TOLENTINO GARCIA
Notary Public - California
Los Angeles County
Commission # 2490813
My Comm. Expires May 23, 2028

Signature Daysi Tolentino Garcia (Seal)

Quitclaim deed

Exhibit A: Legal Description

Beginning in the westerly margin of Buena Vista Pike at a point 51.9 feet South 25 deg. 25 min. East of the southeasterly corner of a 6-foot strip of land conveyed by R. B. Beal and wife, to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed of record in Book 3253, page 625, said Register's Office, said beginning point being also in the southerly margin of a 50-foot proposed road, and running thence, along the westerly margin of said Pike, South 25 deg. 25 min. East 150 feet; thence South 80 deg. 15 min. West 340.5 feet; thence North 9 deg. 45 min. West 144.4 feet to the southerly margin of said 50- foot proposed road; thence with the same, North 80 deg. 15 min. East 300 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM, as set out in Book 3675, page 375, Register's Office for Davidson County, Tennessee, is a small triangle located at the northeasterly corner of said property, which small triangle is reserved for a turning radius to be added to the said 50-foot proposed road at its intersection with Buena Vista Pike, the said small triangle being described as follows:

Beginning at the same beginning point referred to in the corrected description above, and running thence, along the westerly margin of Buena Vista Pike, South 25° 25' East 25 feet; thence northwestwardly, along a curve having a radius of 25 feet, a distance of 37.6 feet, more or less, to the southerly margin of said 50-foot proposed road; thence, with the same, North 80° 15' East 25 feet to the beginning.

Being the same property conveyed to Zach W. Corley, unmarried, by Warranty Deed from Howard B. McNabb and wife, Katherine L. McNabb dated July 02, 2021, and filed of record in Instrument No. 20010703-0070558, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Zach W. Corley unmarried dated April 28, 2022 and recorded May 03, 2022 filed of record in Instrument No.20220503-0051110, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Blade Homes LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC dated April 28, 2022 and recorded May 17, 2022 filed of record in Instrument No. 20220517-0056452, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Matthew Patrick Flynn and Lucia Apicella Flynn, husband and wife, and James Thomas Flynn, an unmarried individual, by Warranty Deed from Blade Homes LLC, a Tennessee Limited Liability Company dated September 21, 2022 and recorded September 23, 2022 filed of record in Instrument No. 20220923-0105928.

Further being the same property conveyed to Salerno Investments LLC by Quitclaim Deed from Matthew Patrick Flynn and Lucia Apicella Flynn, husband and wife, and James Thomas Flynn, an unmarried individual dated January 22, 2023, and filed of record on February 6, 2023 in Instrument No. 20230206-0008609, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Matthew Patrick Flynn and Lucia Apicella Flynn, husband and wife, via Quitclaim Deed by Salerno Investments, LLC dated September 18, 2023 and recorded on October 17, 2023 in Instrument No. 20231017-0081393, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Matthew Flynn and Lucia Apicella Flynn, Trustees of the Flynn Family Trust dated February 14, 2023 by Matthew Patrick Flynn and Lucia Apicella Flynn, husband and wife, by via Quitclaim Deed dated November 11, 2023 and recorded on December 11, 2023 in Instrument No. 20231211-0095210, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **11/07/2024** (date of document).

Jami K. Averwater

Affiant Signature

11/08/2024

Date

State of **Tennessee**

County of **Rutherford**

Sworn to and subscribed before me this **8th** day of **November**, 2024.

K Camp

Notary's Signature

MY COMMISSION EXPIRES: 11-28-2026

SEAL

