Karen Johnson Davidson County
Batch# 1223174 DEEDQC
01/06/2025 08:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250106-0000782

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Thomas R. Flynn and Sarah A. Flynn 606 Deepwood Drive Hopkinsville, KY 42240	Thomas R. Flynn and Sarah A. Flynn 606 Deepwood Drive Hopkinsville, KY 42240	103 16 OH 001.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged I, THOMAS R. FLYNN, by these presents do hereby quitclaim and convey unto THOMAS R. FLYNN and SARAH A. FLYNN, husband and wife, all of my right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 10 of Stanford Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 10018, page 140, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed by deed of record as Instrument No. 20100802-0060439, Register's Office for Davidson County, Tennessee.

This is property known as 4040 Woodlawn Drive #10, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 23rd day of December, 2024.

THOMAS R. FLYNN

STATE OF KENTUCKY
COUNTY OF Christian

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Thomas R. Flynn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23 day of December, 2024.

Notary Public

My Commission Expires:
9.5.2026

STATE OF KENTUCKY
COUNTY OF Christian

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 23 day of December, 2024.

Notary Public

My Commission Expires: 9.5.2026

46303613.1

Certificate of Authenticity

I, Lucretia Albert, 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 December 23, 2024.

Date

Lucretia Albert

Affiant Signature

12/26/2024

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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