Karen Johnson Davidson County
Batch# 1228647 DEEDQC
01/21/2025 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250121-0004667

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 16th day of January, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Patsy Marie Flynn and Joseph Jerome Flynn III, Trustees 325 Melpar Drive Nashville, TN 37211	SAME	5D-45261

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patsy Marie Flynn**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases

and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Patsy Marie Flynn and/or Joseph Jerome Flynn III, Trustees of the Patsy Marie Flynn Living Trust, established by the Revocable Trust Agreement of Patsy Marie Flynn dated January 16, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 16th day of January, 2025.

Patsy Marie Flynn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 16th day of January, 2025.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 183 on the Plan of Locustwood, Section 3, as of record in Book 2663, page 29, Register's Office for said County.

Said Lot No. 183 fronts 85 feet on the southerly side of Melpar Drive and runs back 204.1 feet on the westerly line and 112.8 feet on the easterly line, to a dead line in the rear, which is a broken line and measures 155.9 feet thereon.

Being the same property conveyed to Joseph Jerome Flynn, Jr and wife, Patsy Marie Flynn, by deed from George M. Adair and wife, Yvonne B. Adair, of record in Book 4946, Page 994, in the Register's Office for Davidson County, Tennessee.

Joseph Jerome Flynn, Jr., is deceased, having died on January 20, 2006.

This is improved property known as 325 Melpar Drive, Nashville, Tennessee 37211..

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 1/16/25.

1/21/25
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of January, 2025.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

