QUIT CLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00. Affiant *Subscribed and sworn before me this 9th day of January, 2025.* Notary Public My commission expires: July 3, 2028 (Affix Seal)

Karen Johnson Davidson County
Batch # 1234173 DEEDQC
02/04/2025 03:55:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250204-0008554

MEREDITH SILVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

THIS INSTRUMENT PREPARED BY
Meredith Silva of Silva Law, LLC, Attorney, 901 Woodland St., Ste. 104, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Deborah S. Flynt and Ellis S. Flynt, Jr., Trustees of the E. Sutton & Deborah Flynt Trust, dated January 9, 2025. 2110 Riverside Drive Nashville, Tennessee 37216	Same	07211013500

THIS CONVEYANCE is made and entered into on this 9th day of January, 2025, between **ELLIS SUTTON FLYNT AND DEBORAH S. FLYNT, husband and wife** (collectively and hereinafter "Grantor") and **DEBORAH S. FLYNT AND ELLIS S. FLYNT, JR., TRUSTEES OF THE E. SUTTON & DEBORAH FLYNT TRUST, DATED JANUARY 9, 2025**, (hereinafter "Grantee").

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's beneficiaries and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

BEING Lot No. 137 on the Map showing subdivision of the Waters Place on Maxey Lane, of record in Book 332, pages 136-137, Register's office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Matthew L. Moore and wife, Amy E. Moore and Billy Joe Estes, as tenants in common with right of survivorship by Warranty Deed from Ken Hamilton and Mike Wissle dated January 29, 2014 and filed of record in Instrument 20140130-0008501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing covenants, restrictions, and easements of record.

This is improved property known as: 2110 Riverside Drive, Nashville, TN 37216

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

ELLIS SUTTON FLYNT

DEBORAH S. FLYNT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **ELLIS SUTTON FLYNT** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 9th day of January 2025.

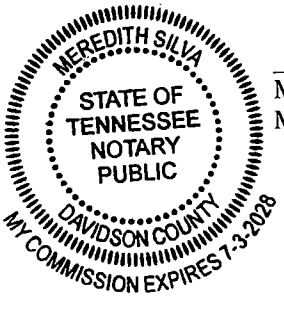
MEREDITH SILVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Meredith, Silva Notary Public
My Commission Expires: July 3, 2028

STATE OF Tennessee)
COUNTY OF Davidson)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **DEBORAH S. FLYNT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 9th day of January 2025.



Meredith Silva, Notary Public
My Commission Expires: July 3, 2028