Karen Johnson Davidson County
Batch# 1240169 DEEDQC
02/24/2025 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250224-0013329

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Suite 130** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 20 day of February, 2025. Notary Public My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

QUITCLAIM DEED

Address New Owner: Freedom Charity Trust 3470 Chandler Cove Way Antioch, TN 37013	Send Tax Bills To: New Owner	Tax Information: 173 16 0A 225.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mark Edward Blum and Bryan Mitchell Flum, tenants in common,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Mark Edward Blum, as to a 50% interest, and Bryan Flum, Trustee of the Freedom Charity Trust dated January 29th, 2025, as to a 50% interest, as tenants in common,** its heirs and assigns, all of his interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of HIDDEN CREEK, PHASE 3, SECTION 2, of record in Instrument No. 20050714-0081683, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Edward Flum and Bryan Mitchell Flum, as tenants in common, by Executor's Quitclaim Deed from Mark Edward Flum and Bryan Mitchell Flum, Co-Executors of the Estate of Cynthia Jo Flum, deceased, of record in Instrument No. 20130605-0057086, in the Register's Office of Davidson County, Tennessee, dated May 31, 2013 and recorded on June 05, 2013.

Being the same property conveyed to Cynthia J. Flum, by Warranty Deed from Danny Brazzell, unmarried, of record in Instrument No. 20080528-0054386, in the Register's Office of Davidson County, Tennessee, dated May 23, 2008 and recorded on May 28, 2008. The said Cynthia J. Flum died April 10, 2013, testate, devising subject property to Mark Edward Flum and Bryan Mitchell Flum, devisees of the last will and testament of Cynthia J. Flum. See Probate Case No. 13P-836, in the Seventh Circuit Court for Davidson County, Tennessee.

Subject property is not the primary, marital residence of Grantor.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of February 2025.

Mark Edward Flum

Bryan Mitchell Flum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mark Edward Flum and Bryan Mitchell Flum**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of February 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 2/14/2025.

Affiant Signature – Joshua A. Terry

2/20/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/20/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27