THIS INSTRUMENT PREPARED BY:
Charles Patrick Flynn, Attorney
210 Hillwood Blvd
Nashville, Tennessee 37205

Karen Johnson Davidson County
Batch# 1264448 DEEDQC
04/24/2025 11:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250424-0031550

ADDRESS NEW OWNER:
Amy B. Fynn, Trustee
River Farms Trust
210 Hillwood Blvd
Nashville, Tennessee 37205

Part of:
Map: 68
Parcel: 041.00

SEND TAX BILLS TO:
Rudy Family Limited Partnership
2012 21ST Avenue South
Nashville, TN 37212

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, **Charles Patrick Flynn**, hereinafter called the **Grantor**, have bargained and sold and do hereby quitclaim and convey unto, **Amy Burrus Flynn as Trustee** of the **River Farms Trust dated April 21 2025**, hereinafter called the **Grantee**, its successors and assigns, all **Grantor's** right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

A tract of land in the 13th civil district of Davidson county, Tennessee, described according to a survey made by Hickerson, & Hickerson, engineers, October 5, 1961, as follows:

Beginning at a point in the center of Old Hydes Ferry Road, known as Ashland City Road, being the northeast corner of the property conveyed to S. H. Johnson and wife, by a deed from George W. Tribble of record in book 1414, page 137, Register's office for Davidson County; thence, along an old established wire fence to the Cumberland River, as follows: South 12 degrees East 323 feet, South 34 degrees East 35' East 205 feet to a fence post, South 42 degrees

East 15' East 182 feet to a 20-inch walnut tree in the fence line, South 43 degrees 30' East 281 feet to a hackberry tree, South 52 degrees 20' East 170 feet to a fence post, south 38 degrees 30' East 216 feet to a elm tree, South 69 degrees 35' East 136 feet to a fence post, South 82 degrees 50' East 98 feet to a cedar tree in the fence line, and South 63 degrees East 202 feet to a water edge of the Cumberland River; thence with the same north 45 degrees 30' east 385 feet and continuing with the same north 65 degrees 30' East 870 feet; thence north 47 degrees 00' West 1155 feet to the center of Old Hydes Ferry Road; thence with the center of same, as follows: South 77 degrees west 369.6 feet, South 86 degrees 30' West 217.8 feet, South 82 degrees 45' West 280.5 feet, South 87 degrees 00' West 291.1 feet, and South 83 degrees 00' west 266.6 feet to the beginning, containing 41.3 acres, more or less.

Being the same property conveyed to Gerald D. Neenan, Trustee by quitclaim deed from Mary Frances Rudy and Charles Patrick Flynn dated May 3, 1993, of record at Book 8945, Page 216 in the Register's office for Davidson County, Tennessee.

The said Trustee, Gerald D. Neenan, has died and pursuant to T.C.A. §35-15-704, Stanley A. Kweller, the Grantor herein was unanimously appointed Successor Trustee by all of the Beneficiaries of the trust who the Grantees herein. The instrument are appointing the successor Trustee is recorded as Instrument Number 20160818-0086596 in the Register's Office for Davidson County, Tennessee.

This is an unimproved property known as 4753 Old Hydes Ferry Pike, Nashville, Tennessee 37218.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 21st day of April, 2025.

GRANTOR:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

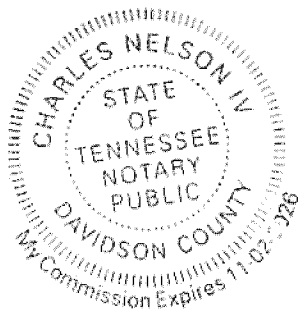
Personally appeared before me, Charles Nelson IV, a Notary Public, Charles Patrick Flynn, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named Grantor, and declared that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 21st day of April, 2025

NOTARY PUBLIC

My Commission Expires:

11/2/26



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Affiant

SWORN TO and subscribed before me this 21st day of April, 2025

NOTARY PUBLIC

My commission expires: 11/2/26

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 4/21/25.

4/24/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of April, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

