Karen Johnson Davidson County
Batch# 1264448 DEEDQC
04/24/2025 11:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250424-0031551

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Amy B Flynn
Affiant

Subscribed and sworn to before me, this 21st day of April, 2025.

Notary Public
My Commission Expires: 11/12/26

CHARLES NELSON IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-12-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Charles Patrick Flynn and Amy Burrus Flynn, Trustees 210 Hillwood Drive Nashville, Tennessee 37205	SAME	103 14 0 061.00

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, **Charles Patrick Flynn and wife, Amy Burrus Flynn**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Charles Patrick Flynn and Amy Burrus Flynn, Trustees of the Patrick & Amy Flynn Living Trust, established by the Revocable Trust Agreement of Charles Patrick Flynn and Amy Burrus Flynn dated April 21, 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 our hands this 21st day of April, 2025.

Charles Patrick Flynn

Amy Burrus Flynn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Patrick Flynn and Amy Burrus Flynn, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of April, 2025.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

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

Lots Nos. 10 and 11 on the unrecorded Plan of the subdivision of Section "A" Hillwood Estates, described according to a copy of a survey thereof made August 3, 1935, by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the northerly margin of Hillwood Drive, the common comer of Lots Nos. 9 and 10 of said section; thence with the line between said two lots north 26 degrees east 261.6 feet to a dead line; thence with the same westwardly 200 feet to a point, the common northerly corner of Lots Nos. 11 and 12, thence with the line between said two lots south 26 degrees west 251.9 feet to a point in the northerly margin of Hillwood Drive, thence the same and on a curve eastwardly 200.2 feet to a point of beginning.

Being the same property conveyed to Charles Patrick Flynn and wife, Amy B. Flynn by deed from William Eugene Cage, Sr., Trustee of the William Eugene Cage Jr., Residuary Trust, of record as Instrument No. 20160523-0051317, Register's Office for Davidson County, Tennessee.

Amy Burrus Flynn and Amy B. Flynn are one and the same person.

This is improved property known as 210 Hillwood Drive, Nashville, Tennessee 37205.

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)

