Karen Johnson
Batch # 1322686
09/16/2025 08:30:20 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20250916-0073661

QUITCLAIM DEED

FROM: Samantha M. McKean

TO: Brett Nelson Flener

This instrument prepared by:
L.R. DeMarco
Attorney at Law
107 Music City Circle, Suite 200
Nashville, TN 37214
(615) 490-8778
LRDeMarco.Attorney@gmail.com

Address of New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers:
Brett Nelson Flener 619 N. 5th Street Nashville, TN 37207	Same	082 07 0 488.00

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree in that certain case styled Samantha Michelle Flener v. Brett Nelson Flener, Docket No.: 2025-DV-356, Circuit Court for Wilson County, Tennessee, and that there was no other consideration given for the transfer.

Samantha M. Flener (McKean)
AFFIANT

SWORN to and subscribed before me this 8th day of September, 2025.

BONNIE L. ANOSKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 1/11/2026

Bonnie L. Anoskey
NOTARY PUBLIC
My Commission Expires: 1/11/2026

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and .00/100 ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with the terms and conditions of the Divorce Decree in that certain case styled Samantha Michelle Flener v. Brett Nelson Flener, Docket No. 2025-DV-356 Circuit Court for Wilson County, Tennessee, Samantha M. McKean has bargained and sold, and by these presents, does transfer, quitclaim, and convey unto the said Brett Nelson Flener as grantee, his heirs, successors, and assigns, all of her right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF ARRINGTON HEIGHTS, SECTION III, OF RECORD IN BOOK 3300, PAGE 99, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO 10 FRONTS 54 FEET ON THE EASTERLY MARGIN OF NORTH 5TH STREET AND EXTENDS BACK 318.97 FEET ON THE NORTHERLY LINE AND 303.62 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 56.14 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM BRETT NELSON FLENER, A MARRIED MAN WHO ACQUIRED TITLE AS UNMARRIED, JOINED BY HIS SPOUSE, SAMANTHA M. MCKEAN, TO BRETT NELSON FLENER AND SAMANTHA M. MCKEAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES DATED MAY 21, 2020 AND RECORDED IN INSTRUMENT NUMBER 20200618-0064771 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ON JUNE 18, 2020.

SAMANTHA M. MCKEAN AND SAMANTHA MICHELLE FLENER ARE ONE AND THE SAME PERSON.

This is improved property located at 619 N. 5th Street, Nashville, Tennessee 37207

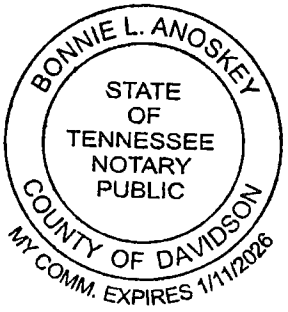
WITNESS my hand this 8th day of September, 2025.

Samantha M. McKean (Flener)
SAMANTHA M. MCKEAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, SAMANTHA M. MCKEAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of September, 2025.



Bonnie L. Anoskey
NOTARY PUBLIC

My Commission Expires: 1/11/2026

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and the preparer of this instrument shall not be held responsible for any matter that could have been resolved by a title examination, survey, or settlement.