Karen Johnson Davidson County
Batch# 1373414 DEEDQC
01/29/2026 02:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260129-0006426

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Lia S. Flynn Affiant Subscribed and sworn to before me, this 20th day of January, 2026. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Lia Shepard Flynn, Trustee 4705 Danby Drive Nashville, TN 37211	SAME	133 13 0 062.00

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, **Lia Shepard Flynn**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's 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 **Lia Shepard Flynn, Trustee of the LSF Trust, established by the Revocable Trust Agreement of Lia Shepard Flynn dated January 20, 2026**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 my hand this 20th day of January, 2026.

Lia Shepard Flynn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lia Shepard Flynn, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of January, 2026.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, Being Lot No. 90 on the Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 90 fronts 91 feet on the West side of Danby Drive, and runs back between lines, 214.4 feet on the South line and 225.5 feet on the North line, which is a broken line, to a dead line in the rear on which it measures 61.7 feet.

Being the same property conveyed to Lyn Shepard Flynn by deed from Joseph Harmon and Amy Harmon, husband and wife, of record in Instrument No 20220804-0088835, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Abbay Hal, I Section I, as recorded in Plat Book 2331, Page(s) 18, said Register's Office.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7780, Page 808, said Register's Office. Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2345, Page 514 Covenants, and Book 2393, Page 627, said Register's Office. Covenants, Conditions and Restrictions as set forth in the Restrictive Covenants For Detached Structure recorded in Instrument No. 20200812-0090067, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) of subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4705 Danby Drive, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 January 20, 2026.

01/26/2026
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of January, 2026.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

