This Document Prepared By:
WILLIAM CARTWRIGHT
Attorney at Law
Cartwright Law, PLLC
1535 West Northfield Blvd., Ste 3 A
Murfreesboro, TN 37129
(615)785-2909

Karen Johnson Davidson County
Batch # 1398922 DEEDQC
03/30/2026 11:15:49 AM 8 pgs
Fees: $43.00 Taxes: $185.00
20260330-0024944

From information furnished by the parties.
No title exam requested or performed.
This transfer is by quitclaim without warranties of title.

Address New Owners and After Recording,
Send Tax Bills To:
Deborah Jean Harding
2408 18th Avenue North
Nashville, TN 37208

Map Parcel No.
081 030 311.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, THADDEUS EALY FLOURNOY, JR., the GRANTOR, has bargained, sold, and does hereby quitclaim, transfer and convey all my rights, interests, and title to DEBORAH JEAN HARDING, the GRANTEE,

Whose mailing address is 2408 18th Avenue North, Nashville, Tennessee 37208;

and to Grantee's successors and assigns, THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Riverview Gardens, as of record in Book 3600, page 46, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the easterly side of the 18th Avenue North and extends back 152.0 feet on the northerly line and 161.0 feet on the southerly line to a dead line in the rear, which is a broken line, measuring 52.1 feet thereon.

Being the same property conveyed to Thaddeus Ealy Flournoy, Jr. and Deborah Jean Harding Reserving therefrom, to Norma J. Flournoy (GRANTOR/LIFE TENANT), by Quitclaim Deed from Norma J. Flournoy, of record Instrument No. 20221221-0131757 Register's Office for Davidson County, Tennessee.

Norma J. Flournoy passed away on December 13, 2023.

This is improved property, known as 2408 18th Avenue North, Nashville, Tennessee 37208;

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record. No new survey performed.

THIS CONVEYANCE IS MADE SUBJECT TO:

All the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Dated this 30 day of March, 2026.

Thaddeus Ealy Flournoy Jr
THADDEUS EALY FLOURNOY, JR.

CARSON L. PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, THADDEUS EALY FLOURNOY, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 30 day of March, 2026.

Carson L Price
NOTARY PUBLIC

My commission expires: March 9, 2027

Brenda Flournoy, being the spouse of Thaddeus Ealy Flournoy, Jr., joins in this deed solely to release and quitclaim any marital or spousal rights she may have in the Property, including rights of dower, homestead, or elective share, and consents to the conveyance to the Grantee.

Dated this 30 day of March, 2026.

Brenda Flournoy
BRENDA FLOURNOY

CARSON L. PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, BRENDA FLOURNOY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 30 day of March, 2026.

Carson L Price
NOTARY PUBLIC

My commission expires: March 9, 2027



STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $50,000.00.

Thaddeus Ealy Flournoy Jr
THADDEUS EALY FLOURNOY, JR. (affiant)

Subscribed and sworn to before me on the 30 day of March, 2026.

Carson L Price
Notary Public

My Commission Expires: March 9, 2027

PROPERTY BUYOUT AGREEMENT

This Agreement is entered into by and between **Thaddeus Ealy Flournoy, Jr.** and **Brenda Flournoy as the spouse of Thaddeus Ealy Flournoy, Jr.** ("**Grantors**"), and **Deborah Jean Harding** ("**Grantee**"); collectively the "parties".

WITNESSETH:

WHEREAS, The Grantor and Grantee currently hold an interest in real property located at 2408 18th Avenue North, Nashville, Tennessee 37208 (the "Property"), which was conveyed to them by Quitclaim Deed from Norma J. Flournoy, as recorded at Instrument No. 20221221-0131757, Register's Office for Davidson County, Tennessee;

WHEREAS, Norma J. Flournoy, the prior life tenant, passed away on December 13, 2023, thereby fully vesting the Grantor and Grantee's interests in the Property;

WHEREAS, The parties desire to have the Grantee acquire all of the Grantor's right, title, and interest in the Property in exchange for payment, and to release any claims the Grantor may have related to the Property;

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and of the promises and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Purchase Price and Payment. The Grantee agrees to pay the Grantor the total sum of Fifty Thousand Dollars ($50,000) (the "Purchase Price"). Payment shall be made in full concurrently with the execution and delivery of the Quitclaim Deed described below.

2. Quitclaim of Interest. Upon receipt of the Purchase Price, the Grantor hereby quitclaims, releases, and conveys to the Grantee all right, title, and interest in and to the Property, including all appurtenances, improvements, and rights of ownership.

3. Waiver of Claims. The Grantor expressly waives any and all claims, demands, or rights he may have had, or could assert in the future, in connection with the Property, whether against the Grantee, her heirs, successors, or assigns, or against any other person or entity. This waiver includes, without limitation:

- Any claims for partition, contribution, possession, or proceeds from the Property;
- Any claims arising from or related to the life estate of Norma J. Flournoy;
- Any other rights, interests, or remedies under Tennessee law or otherwise related to the Property.

4. Representations and Warranties. The Grantor represents and warrants that:

- He is the lawful owner of his interest in the Property;
- He has the full legal right and authority to transfer, quitclaim, and release his interest in the Property;
- This Agreement is made voluntarily and with full knowledge of its legal effect.

5. Spouse Joinder and Waiver. Brenda Flournoy, spouse of Grantor, hereby:

a. Joins in this Agreement to relinquish and quitclaim any marital or spousal rights she may have in the Property, including rights of dower, homestead, or elective share;
b. Consents to the transfer of Grantor's interest to Grantee;
c. Agrees that she has no claim to the Purchase Price paid to Grantor; and
d. Agrees to execute any documents necessary to effectuate this transfer, including joining in the Quitclaim Deed.

6. Waiver of Claims by Grantor and Spouse. The Grantor and Spouse expressly waive any and all claims, demands, or rights they may have had, or could assert in the future, in connection with the Property, whether against the Grantee, her heirs, successors, or assigns, or against any other person or entity. This waiver includes, without limitation:

- Any claims for partition, contribution, possession, or proceeds from the Property;
- Any claims arising from or related to the life estate of Norma J. Flournoy;
- Any other rights, interests, or remedies under Tennessee law or otherwise related to the Property.

General Provisions

a. If any Party fails to perform any of the obligations required to be performed by it pursuant to this Agreement, and such failure is not expressly excused herein or the result of a prior material default by another Party, the non-defaulting Party shall have such remedies as are available at law or in equity, including, without limitation, an action for specific performance of this Agreement, and all of such remedies shall be cumulative. In the event it becomes necessary for any Party to bring legal action against the other which is in any way related to this Agreement, the prevailing party shall be entitled to recover all costs and expenses incurred in prosecuting or defending such action, including, but not limited to, attorney fees, in addition to all other recovery or relief.

b. This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee.

c. All Parties acknowledge that this Agreement has been reviewed by their respective legal counsel, or if not, that such party has knowingly and voluntarily waived its right to have it so reviewed; and, that all Parties have been given a reasonable and sufficient amount of time within which to consider this Agreement. The Parties confirm that they fully understand the contents of this Agreement. By executing this Agreement, the Parties acknowledge and represent one to the other that the execution of this Agreement is by their own free act and deed and that they have not relied upon any recommendations or representations of the opposing party, or the opposing party's attorney or other representative.

d. This Agreement constitutes the entire agreement between and understandings of the Parties and fully supersedes all prior agreements, representations, and understandings, whether written or otherwise, between the Parties with respect to the subject matter of this Agreement. This Agreement shall inure to the benefit and bind of the Parties and their heirs, representatives, attorneys, successors and permitted assigns. No Party may assign its rights or delegate its duties

hereunder without the prior written consent of the other Parties, which consent may be granted or withheld in such Party's sole and absolute discretion, and any attempt at assignment absent such consent shall be void.

e. The terms and provisions of this Agreement are severable. Should any term or provision be properly determined to be invalid, illegal or unenforceable, it shall not affect the validity, legality or enforceability of the remaining terms and provisions, which shall remain valid, legal and enforceable.

f. The failure of either Party to insist upon a strict performance of any term or condition of this Agreement shall not be deemed a waiver of any right or remedy that such Party may have and shall not be deemed a waiver of any subsequent breach of such term or condition.

g. The Parties acknowledge and agree that none of the Parties are entitled to any presumption with respect to the terms contained in this Agreement.

h. Each Party acknowledges and agrees that they, or the person executing this Agreement on their behalf, have full right, power, and authority to execute this Agreement and to bind such party to its terms, and that all necessary or desirable corporate, limited liability company, or other company action has been taken.

i. This Agreement may be executed in as many counterparts as there are Parties hereto, all of which together shall be deemed one and the same instrument; and, faxed, emailed, or other copies of signatures shall be as binding as original signatures.

j. This Agreement may not be altered or amended except by a writing executed by all of the Parties hereto.

k. The Parties agree that this Agreement may be submitted to the Probate Court for approval, if necessary, and incorporated into the administration of the Estate.

l. The Effective Date of this Agreement shall be the last date signed by a party below.

Thaddeus E Flournoy Jr
THADDEUS E. FLOURNOY, JR.

March 30-2026
DATE

Brenda Flournoy
BRENDA FLOURNOY

3-30-26
DATE

Deborah Harding
DEBORAH JEAN HARDING

3-30-26
DATE

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, THADDEUS E. FLOURNOY, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This March 30, 2026.

Carson L Price
NOTARY PUBLIC

CARSON L. PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: March 9, 2027

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, BRENDA FLOURNOY, 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 March 30, 2026.

Carson L Price
NOTARY PUBLIC

CARSON L. PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: March 9, 2027

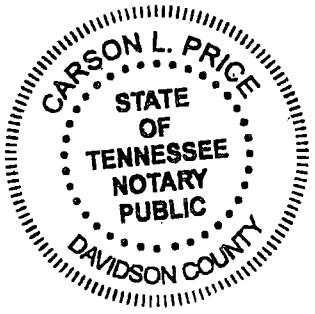
STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, DEBORAH JEAN HARDING, 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 March 30, 2026.

Carson L Price
NOTARY PUBLIC



My commission expires: March 9, 2027