Karen Johnson Davidson County
Batch# 1404708 DEEDQC
04/13/2026 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029731

This Instrument Prepared by:
BARBARA J. MOSS, ATTORNEY
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 2nd day of April, 2026.

BARBARA J MOSS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/09/2026 DAVIDSON COUNTY

Geraldine Driver, Affiant

Barbara J. Moss, **NOTARY PUBLIC**
My Commission Expires: May 9, 2026

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Geraldine Driver, Trustee 3909 Flicker Dr. Nashville, TN 37218	SAME	059 13 0 110.00

FOR NO MONETARY CONSIDERATION, I, GERALDINE DRIVER, by these presents do hereby quitclaim and convey unto GERALDINE DRIVER, TRUSTEE OF THE GERALDINE DRIVER LIVING TRUST, DATED April 2, 2026 all my right, title and interest in and to the following described tract of land in Davidson County:

Being Lot No. 200 on the Plan of Treppard Heights, Section I, as of record in Book 2663, page 64, Register's Office for said County. Said Lot No. 200 fronts 115 feet on the westerly side of Flicker Drive and extends back 209.9 feet on the northerly line and 209.8 feet on the southerly line, to a dead line, measuring 115 feet thereon.

Being the same property conveyed to Geraldine Driver by John H. Boleyjack, Jr. and wife, Lena P. Boleyjack, by deed dated May 11, 1971, of record at Book 4501, Page 76, said Register's Office.

This improved property is known as 3909 Flicker Drive, Nashville, TN 37218

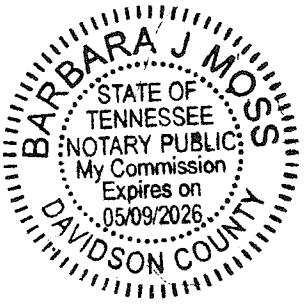
Witness my hand this 2nd day of April, 2026.

Geraldine Driver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this 2nd day of April, 2026..



Barbara J. Moss, **NOTARY PUBLIC**
My Commission Expires: May 9, 2026

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 2nd day of April, 2026.

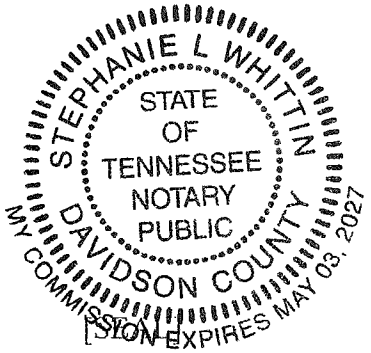
Adam J. Berk, *Affiant*

4/2/26
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of April, 2026.



NOTARY PUBLIC
My Commission Expires: May 3, 2027

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