PREPARED BY:
Carmen D. Fleming
3820 Park Royal Lane
Nashville, TN 37218

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:
Kelli Russell
3820 Park Royal Lane
Antioch, TN 37013

MAIL TAX STATEMENTS TO:
Carmen D. Fleming
3820 Park Royal Lane
Nashville, TN 37218

Bill Garrett Davidson County
Batch# 60109 DEEDQC
02/20/2018 09:15:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180220-0015623

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 16th day of February, 2018, between Carmen D. Fleming, an unmarried person, whose address is 3820 Park Royal Lane, Antioch, Tennessee 37013 ("Grantor"), and Kelli Russell, whose address is 3820 Park Royal Lane, Antioch, Tennessee 37013, and Carmen D. Fleming, whose address is 3820 Park Royal Lane, Antioch, Tennessee 37013 ("Grantees").

For and in consideration of the sum of $1, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantees, as Joint Tenants with Right of Survivorship, the property located in davidson County, Tennessee, described as:

Land in Davidson County , Tennessee, being Lot No. 10, Section two, Shawnwood Subdivision as of record in Plat Book 6050, page 87, Regeistar's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Prior instrument reference: General Warranty Deed, Volume/Book 10893, Page 370, Document No. 200111130124248, of the Recorder of davidson, Tennessee, recorded Tuesday, October 30, 2001.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 70-02-62.00

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 16 day of February, 2018.

Carmen D. Fleming

Carmen D. Fleming, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Carmen D. Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 16 day of February, 2018.

Notary Public

My Commission expires 5/6/19.

JOHN FARAG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Oath of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $1, and the true value that the property would command at a fair and voluntary sale is $1.

Carmen D. Fleming

Affiant

Subscribed and sworn to before me this 16 day of February, 2018.

Notary Public

My commission expires: 5/6/19

