Bill Garrett Davidson County
Batch# 83710 DEEDQC
04/23/2018 12:43:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180423-0038011

This Instrument Prepared By: Mark T. Freeman, Esq.
2126 21st Avenue, South
Nashville, Tennessee 37212

Name & Address of New Owner:	Send Tax Bills To:	Instrument No. _____
Kelli Fleming	Kelli Fleming	Record Book: _____
2553 Jordan Ridge Dr.	2553 Jordan Ridge Dr.	Page: _____
Nashville, TN 37217	Nashville, TN 37217	Map-Parcel No. 059-16-02-0300

QUITCLAIM DEED

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, and the mutual covenants and duties of the parties, Stephon Fleming (hereinafter "Grantor"), hereby conveys, remises, releases and forever quitclaims unto Kelli Fleming (hereinafter "Grantee"), her successors and assigns, all of the right, title and interest in a certain tract and parcel of land attached to the property located at 2774 Old Matthews Road, Nashville, Tennessee 37207, Davidson County, Tennessee, and being more particularly described as the following tract of real estates:

> Land in Davidson County, Tennessee being all of Lot 168, as shown on the map entitled Section Two, First addition, Trinity Hills Village, of record in Plat Book 4460, page(s) 45 and 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Stephon Fleming by warranty deed from MARVIN COOK, of record Instrument No. 20070511-0056749, dated May 11, 2007, in said Register's Office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor only conveys Grantor's interest in the Property.

This conveyance is further subject to taxes for the year 2018, which have been assumed by the Grantee. Grantee further assumes responsibility for all rollback taxes, if any, assessed against the Property.

Witness my hand this the 20 day of April, 2018.

STEPHON FLEMING

STATE OF TENNESSEE)
COUNTY Davidson)

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

Witness my hand and official seal this the 20 day of April, 2018.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 1/6/20

STATE OF TENNESSEE)
COUNTY Davidson)

The actual value of consideration, whichever is greater, for this transfer is $10.00 Dollars.

STEPHON FLEMING

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00 **, Affiant**
Subscribed and sworn before me this the
27 **Day of** April **, 20**18 **.**
Brenda Wurs **, Deputy Register**