QUITCLAIM DEED

FROM: Richard Allan Fleming, being one and the same as Richard A. Fleming and Richard Allan Fleming, Jr.

TO: Julia Bucek Fleming, being one and the same as Julie L. Fleming

This instrument was prepared by:
Marlene Eskind Moses, Esq.
Marissa Moses Russ, Esq.
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Julia Bucek Fleming
1604 Tyne Boulevard
Nashville, Tennessee 37215

SEND TAX BILLS TO:
New Owner

PARCEL ID NO.
145 01 0 019.00

Karen Johnson Davidson County
Batch# 226348 DEEDQC
05/06/2019 10:48:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190506-0042079

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled JULIA BUCEK FLEMING V. RICHARD ALLAN FLEMING, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 18D-1920 and that there was no consideration given for the transfer.

JULIA BUCEK FLEMING, Grantee

Sworn to and subscribed before me, this the 6th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

PATRICK McMANUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Fourth Circuit Court for Davidson County, Tennessee, **RICHARD ALLAN FLEMING,** being one and the same as **RICHARD A. FLEMING** and **RICHARD ALLAN FLEMING, JR.,** has bargained and sold, and by these presents does quitclaim unto the said **JULIA BUCEK FLEMING**, being one and the same as **JULIE L. FLEMING**, her heirs, successors and assigns, all of his right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One Stuart Glen Subdivision, as of record in Plat Book 6250, Page 135, in the Register's Office of

Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard A. Fleming and Julie L. Fleming, husband and wife, by Warranty Deed, dated May 30, 2014 and recorded June 3, 2014, as evidenced by Instrument No. 20140603-0047683, Register's Office for Davidson County, Tennessee.

This property is subject to the right-of-way of Tyne Boulevard:

Subject to all matters shown on a plat of record in Book 6250, Page 135, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions and reservations of record in Book 6540, Page 677, in the Register's Office of Davidson County, Tennessee.

Subject to Sewage Facilities Agreement to The Metropolitan Government of Nashville and Davidson County, of record in Book 7275, Page 845, and Book 7275, Page 853, both in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1604 Tyne Boulevard, Nashville, TN 37215.

WITNESS my hand, this 3rd day of May, 2019.

RICHARD ALLAN FLEMING, Grantor

STATE OF TENNESSEE
COUNTY ~~DAVIDSON~~ Williamson

Personally appeared before me, Lindsey T. Brown, a Notary Public in and for DAVIDSON County, Tennessee, the within named Richard Allan Fleming, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Richard Allan Fleming, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin (City), Tennessee (State), on this the 3rd day of May, 2019.

Notary Public

My Commission Expires: 10-03-2020

LINDSEY T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.