3

Karen Johnson Davidson County
Batch# 385001 DEEDQC
04/14/2020 07:53:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200414-0038604

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
WADE FLEMING 4661 WOODSIDE DRIVE OLD HICKORY, TN 37138	NEW OWNER	52C-51N-C-7.02

KNOW ALL MEN BY THESE PRESENTS:

That RHONDA FLEMING, (being one and the same as RHONDA GAIL FLEMING) Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Chancery Court for Wilson County, Tennessee, Docket No. 2020-CV-52, between WADE RICHARD FLEMING, (being one and the same as WADE FLEMING) Plaintiff, and RHONDA GAIL FLEMING, Defendant, does hereby demise, release, and forever quitclaim unto the said, WADE FLEMING, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Wilson County, Tennessee, bound and described as follows, to-wit:

Land in Wilson County, Tennessee, being Lot No. 62, on the Plan of Woodside Subdivision, Section II, of record in Plat Book 16, Page 284, Register's Office for Wilson County, and of record in Book 5200, Page 98, Register's Office for Davidson County, Tennessee, to which plan references are hereby made for a complete description.

Being the same property conveyed to Jimmy R. Fendley and wife, Alice Fendley by deed from Harold R. Hamm and wife, Evelyn H. Hamm, dated January 5, 1989, recorded January 6, 1989, of record in Book 413, Page 241, Register's Office for Wilson County, Tennessee, and of record in Book 7749, Page 661, Register's Office for Davidson County, Tennessee. The said Jimmy R. Fendley having since died on July 12, 2005 leaving Alice Fendley as surviving tenant by the entirety.

Further being the same property conveyed to Rich Hart by deed from Alice Fendley, widowed, dated October 27, 2006, recorded November 2, 2006, of record In Book 1213, Page 1807, Register's Office for Wilson County, Tennessee, and of record Instrument No. 20061027-0133444, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jason Bockman, erroneously referred to as Jason Brockman, by deed from Rich Hart, for the consideration of $105,000.00 dated October 27, 2006, recorded November 14, 2006, of record in Book 1215, Page 2279, Register's Office for Wilson County, Tennessee, and of record in Instrument No. 20061128-0146600, Register's Office for Davidson County, Tennessee.

Erica Brockman, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

Being the same property conveyed to Wade Fleming and wife, Rhonda Fleming by deed from Jason Bockman and wife, Erica Bockman, dated January 30, 2007 and recorded in Record Book 1232, page 929, Register's Office, Wilson County, Tennessee.

Being the same property conveyed to Wade Fleming and wife, Rhonda Fleming by deed from Jason Bockman and wife, Erica Bockman, dated January 30, 2007 and recorded on March 6, 2007 in Instrument No. 2007030-0027528, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4661 Woodside Drive, Old Hickory, Tennessee 37138

BK/PG: 1951/724-726

20702469

3 PGS:AL-QUITCLAIM DEED	
WENDY BATCH: 446187	
04/06/2020 - 08:45 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILSON COUNTY
JACKIE MURPHY
REGISTER OF DEEDS

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said WADE FLEMING hereby agrees to pay and agrees to hold RHONDA FLEMING harmless from one original Deed of Trust in favor of America's Wholesale Lender, said note bearing an original unpaid principal balance of $157,950.00, as evidenced by a Deed of Trust of record filed in Deed Book 1232, Pages 931-942, Instrument No. 07327056, recorded on September 19, 2012 in the Register's Office for Wilson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named RHONDA FLEMING, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

Rhonda Fleming
RHONDA FLEMING
Grantor

Sworn to and subscribed before me
this 3rd day of April, 2020.

Amanda L Ruddick
NOTARY PUBLIC

My Commission Expires: September 19, 2021

NOTARY PUBLIC SEAL INDIANA

AMANDA L. RUDDICK, Notary Public
Jackson County, State of Indiana
My Commission Expires September 19, 2021

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named WADE FLEMING, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

Wade Fleming
WADE FLEMING
Affiant/Grantee

Sworn to and subscribed before me
this 31 day of March, 2020.

TED G MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ted Matthews
NOTARY PUBLIC

My Commission expires: My Commission Expires March 8, 2022

This instrument prepared from information provided by the parties involved.