MAP 167.00; PARCEL [redacted]

Recording Information
Karen Johnson Davidson County Batch# 520770 DEEDQC 11/24/2020 12:41:31 PM 2 pgs Fees: $12.00 Taxes: $0.00 20201124-0137907

This Instrument Prepared by:

Mark Hartzog
Hartzog & Silva, PLC
123 Fifth Ave. N.; P. O. Box 664
Franklin, TN 37064-0664

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Same	Dorothy Fleming and Kenneth Yansick 1404 Woodland Street Nashville, TN 37206	None

QUITCLAIM DEED

THIS INSTRUMENT IS MADE AND ENTERED INTO on this the 24 day of Nov., 2020, by and between **DOROTHY FLEMING** hereinafter referred to as "Party of the First Part", and **KENNETH YANSICK**, hereinafter referred to as "Party of the Second Part";

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Party of the First Part conveys and quitclaims unto the Party of Second Part, his heirs and assigns, a one-half (½) undivided interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Kirkwood Heights, Section 3, of record in Plat Book 1130, Page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Lynn Brothers Company to Dorothy Fleming by Instrument Number 20050826-0102023, Register's Office for Davidson County, Tennessee.

This is improved property situated at 818 Kirkwood Avenue, Nashville, Tennessee 37204.

The intent of this conveyance is to create a tenancy in common between Party of First Part and Party of the Second Part so that each will own a one-half (½) undivided interest in same.

IN TESTIMONY WHEREOF, Party of the First Part has hereunto set her signature, this the 24th day of November, [redacted]2020

Dorothy Fleming
DOROTHY FLEMING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, William S DeSirey, a Notary Public in and for said county and state, the within named **DOROTHY FLEMING**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24 day of Nov., 2020

My Commission Expires:

07-03-2023.

Notary Public

WILLIAM S. DESIREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is None.

Dorothy Fleming
Affiant

SWORN TO and subscribed before me on this the 24th day of Nov, 2020.

My Commission Expires:

07-03-2023.

Notary Public

WILLIAM S. DESIREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.