Karen Johnson Davidson County
Batch# 532967 DEEDQC
12/14/2020 01:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201214-0146921

Name and Address of New Owner:
Stephon D. Fleming and Kelli M. Fleming
2553 Jordan Ridge Drive
Nashville, TN 37218

Send Tax Bills To:
Stephon D. Fleming and Kelli M. Fleming
2553 Jordan Ridge Drive
Nashville, TN 37218

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122

Map & Parcel No: 073-09-0-053.00

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 legal sufficiency of which are hereby irrevocably acknowledged, **Kelli M. Fleming f/k/a Kelli M. Orr** "the Grantor," convey and quitclaim unto **Stephon D. Fleming and Kelli M. Fleming, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee begin Lot No. 64 on the Plan of Gibson Heights, as of record in Book 1835, page 133 (erroneously referred to as "Book 1836, Page 133" in a previous deed in the chain of title), Register's Office for said County, described as follows:

Beginning on the Westerly margin of Shadow Lane at the corner of Lots Nos. 64 and 65, thence with the line between said lots, Westwardly 124.00 feet to the line between Lots Nos. 63 and 64; thence with the line between said lots, Southwardly 125.2 feet to the Northerly margin of McGinnis Drive; thence with said Drive, Eastwardly 104.79 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in the Northeastwardly direction 31.42 feet to the Westerly margin of Shadow Lane; thence with said Lane, Northwardly 109 feet to the beginning.

Being the same property conveyed to Kelli M. Orr by Quitclaim deed from Bobby Joe Orr, Jr., of record in Instrument No. 20010822-0090833, Register's Office for Davidson County, Tennessee, dated June 15, 2001 and recorded on August 22, 2011.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

202012140146921

IN WITNESS WHEREOF, Grantor have executed this Deed on the 30th day of November, 2020.

Kelli Fleming f/k/a Kelli M. Orr (SEAL)
Kelli Fleming f/k/a Kelli M. Orr

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Kelli Fleming f/k/a Kelli M. Orr,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of November, 2020.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My commission expires: 2/28/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Sworn to and subscribed before me this 30th day of November 2020.

Notary Public
My commission expires: 2/28/2023

File # MQ20-0828

True Copy Certificate of Authenticity

I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

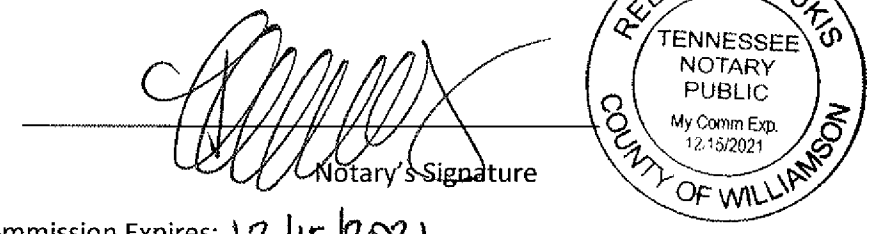


Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021