Karen Johnson Davidson County
Batch# 533214 DEEDQC
12/14/2020 02:53:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201214-0147208

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

**Record and Return to:**
Stewart
500 North Broadway, Suite 900
St. Louis, MO 63102

Exempt property transfer:
66-5-209 (5)

Order Number: WFRREF20269655

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Matt Fleming, a married person, who acquired title as an unmarried man, herein joined by his spouse Cade W. Fleming,** for Zero Dollars ($0.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Matt Fleming and Cade W. Fleming, husband and wife, as joint tenants with rights of survivorship,** whose address is 931 Beech Bend Drive, Nashville, TN 37221-3534, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 760 on the Plan of Harpeth Woods, Section Four, as of record in Book 5200, Page 560, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matt Fleming, an unmarried man by Warranty Deed from George Brandt, a married man a 1/2 undivided interest and Eric Sox, a married man a 1/2 undivided interest, dated September 18, 2017, recorded on September 21, 2017 as Instrument 20170921-0096726.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 156 02 0 208.00
Street address of property: 931 Beech Bend Drive, Nashville, TN 37221-3534

Prior Instrument Reference by which Grantor(s) acquired title: in Instrument 20170921-0096726, in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Matt Fleming & Cade W. Fleming, 931 Beech Bend Drive, Nashville, TN 37221-3534

Signed this 19 day of October, 2020.

Signature of Grantor:

Matt Fleming

Cade W. Fleming

STATE OF Tennessee, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 19th day of October, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Matt Fleming and Cade W. Fleming,** known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Commission Expires: 09/06/2022

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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Property Address: 931 Beech Bend Drive, Nashville, TN 37221-3534
Tax Parcel: 156 02 0 208.00

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Oath of Consideration

I or we, Matt Fleming CADE W FLEMING, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.

Signed this 19 day of October, 2020.

Signatures of Affiant(s):

Matt Fleming Cade W Fleming

Sworn and subscribed before me this 19th day of October, 2020

Notary Public

My Commission Expires: 09/06/2022

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# EXHIBIT "A"
# LEGAL DESCRIPTION

File No.: WFRREF20269655

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APN: 156 02 0 208.00

Commonly known as: 931 Beech Bend Drive, Nashville, TN 37221-3534

# True Copy Certification

I, CHERI HACKETHAL, 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.

Cheri Hackethal
Signature

State of Missouri

County of St. Louis

Personally appeared before me, BARBARA A. BASLER-PETERSON, a notary public for the County and State, CHERI HACKETHAL, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara A Basler-Peterson
Notary's Signature

My Commission Expires: April 19, 2023
Notary Seal (if on pager)

BARBARA A BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve County
My Commission Expires: April 19, 2023
15545573