QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Subscribed and sworn to me on March 29th, 2021.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David A. Flemming Jacqueline A. Flemming Rachel A. Flemming Laura A. Hosking 828 Irma Drive Antioch, TN 37013	NEW OWNER	148-12-0-111.00

KNOW ALL MEN BY THESE PRESENTS that DAVID A. FLEMMING AND JACQUELINE A. FLEMMING, TRUSTEES OF THE DAVID AND JACQUELINE FLEMMING FAMILY TRUST DATED APRIL 18, 2018, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto DAVID A. FLEMMING AND JACQUELINE A. FLEMMING, hereinafter called **"GRANTEES,"** their successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Debra Heights, Section Two of record in Plat Book 3700, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot number 125 fronts 75.00 feet on the Northerly margin of Irma Drive and extends back 211.06 feet on the Westerly line and 208.40 feet on the Easterly line to a line in the rear on which it measures 75.05 feet thereon.
>
> Being the same property conveyed to DAVID A. FLEMMING AND JACQUELINE A. FLEMMING, TRUSTEES OF THE DAVID AND JACQUELINE FLEMMING FAMILY TRUST DATED APRIL 18, 2018, AS TO A 99% SHARE, RACHEL A. FLEMMING AS TO A .5% SHARE, AND LAURA A. HOSKING AS TO A .5% SHARE, WITH JOINT RIGHTS OF SURVIVORSHIP by Warranty Deed from Matthew T. Zehr, a married man of record in Instrument No. 20201029-0125451, Register's Office for Davidson County, Tennessee, recorded on October 29, 2020.
>
> This is improved property known as 828 Irma Drive, Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on March 29th, 2021.

Karen Johnson Davidson County
Batch# 602540 DEEDQC
03/29/2021 04:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210329-0041153

David and Jacqueline Flemming Family Trust Dated April 18, 2018

BY: _____
David A. Flemming, Trustee

David and Jacqueline Flemming Family Trust Dated April 18, 2018

BY: _____
Jacqueline A. Flemming, Trustee

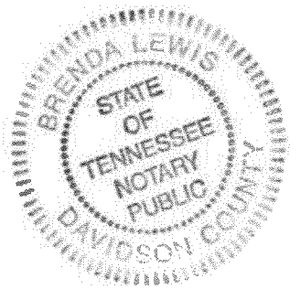
STATE OF Tennessee
COUNTY OF Davidson

On this 29 day of March, 2021, before me, the undersigned Notary Public, personally appeared, David A. Flemming and Jacqueline A. Flemming, known to me (or proved to me on the basis of satisfactory evidence), to be the trustees of the David and Jacqueline Flemming Family Trust Dated April 18, 2018, the within named bargainor, and that they as such trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the David and Jacqueline Flemming Family Trust Dated April 18, 2018, by themselves as such trustees.

Witness my hand and official seal on March 29th, 2021.

My Commission Expires: 11-8-2021

_____
NOTARY PUBLIC



Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY