Karen Johnson Davidson County
Batch# 621407 DEEDQC
04/23/2021 11:31:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210423-0054570

**THIS INSTRUMENT PREPARED BY:**
Katlin A. Ryan
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

# GUARDIAN'S QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL IDs: |
|---|---|---|
| GEORGIA MAY FLEMING<br>233 54th Ave. N.<br>Nashville, TN 37209 | Current Address | 09111024000<br>09111023900 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is NONE.

JAMES B. MAY

SUBSCRIBED AND SWORN to before me by JAMES B. MAY this 16 day of April, 2021.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 07072022

Whereas, Catherine A. Fleming (the "Decedent") owned certain real property in Davidson County, Tennessee, as described on Exhibit A attached hereto and incorporated herein by reference (the "Property");

Whereas, Decedent died intestate on May 1, 2016, and pursuant to Tennessee's law of intestacy, the Property vested in Decedent's heirs-at-law, namely Georgia May Fleming and Iris Catherine Marable May-Fleming, the Decedent's minor daughters;

Whereas, by Order entered by the Seventh Circuit Court of Davidson County, Tennessee, docket number 16P-856, James B. May was duly appointed Guardian of the person and property of Georgia May Fleming;

Whereas, Georgia May Fleming reached the age of majority on November 1, 2019;

Whereas the parties wish to execute this deed to document that Georgia May Fleming owns a one-half undivided interest in the Property as a tenant in common;

Now, therefore, I, JAMES B. MAY, GUARDIAN OF THE PERSON AND PROPERTY OF GEORGIA MAY FLEMING, ("GRANTOR"), hereby transfer, convey and quitclaim all of GRANTOR'S right title and interest in certain property located in Davidson County, Tennessee described on Exhibit A attached hereto to GEORGIA MAY FLEMING, her heirs and assigns.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 16 day of April, 2021.

JAMES B. MAY, Guardian

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me personally appeared JAMES B. MAY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Guardian of the person and property of Georgia May Fleming, and that as such Guardian he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 16 day of April, 2021.

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 07 09 2022

**EXHIBIT A**

Parcel ID: 09111024000

Tract I:

LAND in Davidson County. Tennessee, being Lot No. 819, 821 and 823, of Block 125, Plan No. 1, West Nashville, of record in Book 57, page 74 and 75, said Register's Office, and more fully described in the deed of record in Book 4211, page 137, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Tract II:

That certain portions of 50th Avenue North extending between Georgia Avenue and Indiana Avenue, being more particularly described as being that portion of 50th Avenue North extending northwardly from the north margin of Georgia Avenue to the south margin of Alley No. 1203 projected, being the first alley north of and parallel to Georgia Avenue, and that portion of 50th Avenue North extending northwardly from the north margin of Alley No. 1203 projected to the south margin of Indiana Avenue, be and hereby closed, vacated and abandoned. Being the same property abandoned by the Metropolitan Government of Nashville to the adjoining property owners by Bill No. 71-53 adopted December 21, 1971.

Being the same property conveyed to Catherine A. Fleming by Warranty Deed of record in Book 9717, Page 927, Davidson County Register of Deeds.

This is improved property, known as 4910 Georgia Avenue, Nashville, TN 37209.

Parcel ID: 09111023900

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 815 AND 817 OF BOOK NO. 125, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 74 AND 75.

SAID LOT NO. 815 AND 817 FRONT TOGETHER 50 FEET ON THE NORTHERLY SIDE OF GEORGIA AVENUE AND RUNS BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF AN ALLEY, 150 FEET TO AN ALLEY IN THE REAR.

Being the same property conveyed to Catherine A. Fleming by Substitute Trustee's Deed of record in Book 10816, Page 187, Davidson County Register of Deeds.

This is improved property, known as 4908 Georgia Avenue, Nashville, TN 37209.