Karen Johnson Davidson County
Batch# 640216 DEEDQC
05/19/2021 02:25:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210519-0068085

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Mary Jane Fleming
126 Harpeth Trace Dr.
Nashville, TN 37221

Send Tax Bills To
Same

Map-Parcel
143 03 0D 126.00

Quitclaim Deed from Spouse to Spouse

Grantor: Daniel J. Fleming, III
Grantee: Mary Jane Fleming

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit 126, Harpeth Trace Highrise Condominium Apartments, as shown on plat of record in Plat Book 5050, Page 45, amended in Plat Book 5050, Page 47, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made a more particular description of said property.

Being the same property conveyed to Daniel J. Fleming, III and Mary Jane McMillian by deed from Clyde S. Brooks, married, of record in Instrument No. 20140611-0050691, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 126 Harpeth Trace Dr., Nashville, TN 37221.

Mary Jane McMillian is now known as Mary Jane Fleming.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF §6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.

Daniel J. Fleming, III, Grantor

State of Tennessee
County of Davidson

On May 18, 2021, before me personally appeared Daniel J. Fleming, III, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

April Guidry
Notary Public

My commission expires: 05/05/2025

APRIL R. GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Mary Jane Fleming
Mary Jane Fleming, Grantee

APRIL R. GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sworn to and subscribed before me on May 18, 2021.

April Guidry
Notary Public

My commission expires: 05/05/2025

TRUE Copy Certification

I, Chelle Guidry, do hereby affirm that I am 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.

Chelle Guidry
Signature

State of Tennessee, County of Sumner

On May 18, 2021, before me personally appeared Chelle Guidry, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K. Bedwell
Notary Public
My commission expires: 5/23/2023

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER