Karen Johnson Davidson County
Batch# 708242 DEEDQC
09/01/2021 11:03:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210901-0117787

PREPARED BY:
DONA M. MCCLELLAN
Attorney at Law
513 3rd Avenue South
Nashville, Tennessee 37210

FROM: AMY ELIZABETH VAN DIJK (FLEMING)

MAP & PARCEL – 073130225.00

TO: NICHOLAS C. FLEMING
768 Lenore Street
Nashville, TN 37206

Send Tax Statements To
AND New Owner:

AMY ELIZABETH VAN DIJK (FLEMING)
2023 Forrest Green Drive
Nashville, TN 37216

QUITCLAIM DEED

For no monetary consideration, in accordance with the terms and conditions of the Final Decree of Divorce entered in the 4TH Circuit Court for Davidson County, Tennessee, Docket Number 19D-2049, **NICHOLAS C. FLEMING** hereby transfer and by these presents do remise, release and quitclaim unto, **AMY ELIZABETH VAN DIJK (FLEMING)**, her heirs and assigns, all of my right, title and interest in and to the following described land in located at 2023 Forrest Green Drive, Nashville, TN 37216, described more particularly as follows:

> Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 137 on the Plan of Henderson Gardens, Section 3, as shown on the plat of the same of record in Plat Book 3600, Page 27, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Ronald Burnett and wife, Frankie Burnett by Warranty Deed from Tom P. Vest, unmarried,

THIS INSTRUMENT WAS PERPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by the 4TH Circuit Court for Davidson County, Tennessee.

AMY ELIZABETH VAN DIJK FLEMING

Sworn to and subscribed before me on this

3 day of February, 2020.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

dated September 10, 1980, and of record in Book 5650, Page 371, Register's Office for DAVIDSON County, Tennessee. Ronald Burnett and Frankie Burnett remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Ronald Burnett; therefore, Frankie Burnett is the surviving tenant by the entirety to the property herein. Frankie Burnett is now known as Frankie Bodaford by subsequent marriage.

Being the same property conveyed to Amy Fleming and Nicholas Chase Fleming, wife and husband, by Warranty Deed from Frankie Bodaford, married, dated July 18, 2019, and of record in Plat Book 3600, Page 27, Register's Office for DAVIDSON County, Tennessee.
SOURCE OF TITLE 20190718-0070188
This is (X) improved property known as 2023 Forrest Green Drive, Nashville, TN 37216.

WITNESS my hand this, the 3rd day of February, 2020.

NICHOLAS CHASE FLEMING

STATE OF TENNESSEE)

COUNTY OF Davidson **)**

Personally appeared before me, GABRIEL LUTZ, a Notary Public in and for the above County and State, the within named **NICHOLAS CHASE FLEMING**, the bargainor, with whom I am personally acquainted (or who identified himself to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at the office,

this the 3 day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 10/21/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY