After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1110540

Karen Johnson Davidson County
Batch# 746928 DEEDQC
10/29/2021 11:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211029-0145549

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Sean Fleming and **Kellie F. Fleming**, 820 CARLISLE CT., N, NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108-04-0A-037-00

QUITCLAIM DEED

Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

Kellie F. Fleming, formerly known as Kellie Anne Flowers, married to grantee, hereinafter grantor, whose tax-mailing address is **820 CARLISLE CT., N, NASHVILLE, TN 37214**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Sean Fleming** and **Kellie F. Fleming**, husband and wife, not as joint tenants or tenants in common but as tenants by the entireties, hereinafter grantees, whose tax mailing address is **820 CARLISLE CT., N, NASHVILLE, TN 37214**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Being the same property as conveyed from Linda J. Shoffner, a single woman, to Kellie Anne Flowers, an unmarried woman, as set forth in Deed Instrument #20150820-0083965, dated 08/18/2015, recorded 08/20/2015, DAVIDSON County, TENNESSEE.

Parcel ID: 108-04-0A-037-00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on OCT 18, 2021:

Kellie Fleming FKA Kellie Flowers

Kellie F. Fleming, formerly known as Kellie Anne Flowers

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 18 october, 2021 by **Kellie F. Fleming, formerly known as Kellie Anne Flowers** who is personally known to me or has produced DRIVERS LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Maria E Lopez
Notary Public

MARIA E LOPEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 17, 2024

State of ILLINOIS
County of COOK

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of OCTOBER, 2021.

Affiant

KELLIE F. FLEMING
Print Name

(Seal)

Notary Public

My commission expires:

7-17-2024

Maria E Lopez
Print Name

CTIC# _____

MARIA E LOPEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 17, 2024

Exhibit A

File No.: 1110540

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section Two, Villages of Larchwood of record in Plat Book 7900, Page 326, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed from Linda J. Shoffner, a single woman, to Kellie Anne Flowers, an unmarried woman, as set forth in Deed Instrument #20150820-0083965, dated 08/18/2015, recorded 08/20/2015, DAVIDSON County, TENNESSEE.

Tax ID: 108-04-0A-037-00

Tennessee Certification of Electronic Document

I, Brad Sattler, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **10/18/2021** (date of document).

Affiant Signature

10/27/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this **27th** day of **October**, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Mark J. Appugliese, Notary Public
Allegheny County
My commission expires October 26, 2024
Commission number 1262544
Member, Pennsylvania Association of Notaries