Subject Property: Map & Parcel: 164-16-0-A-120.00 CO

Property Address:

New Owner:	**Christopher S. Fleming**	**Send Tax Bill to:**
Address:	**1904 Peaceful Brook Drive**	**Same address**
	Antioch, TN 37013	

This instrument was prepared by: **Kathryn L. Yarbrough**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778 Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on November 9, 2021, Davidson County Fourth Circuit Court, Case Number 21D358, and for good and valuable consideration, and no monetary consideration, I, **Elizabeth Joyce Fleming**, hereby quitclaim and convey to **Christopher S. Fleming,** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

BEING Lot No. 35, MEADOW WOODS SECTIN FIVE, as shown on the plat of record in Instrument No. 20010605-0058130, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Christopher S. Fleming and wife Elizabeth Joyce Fleming, of record Instrument Number 200141014-0094819, Register's Office for Davidson County, Tennessee dated October 14, 2014.

This improved property is known as 1904 Peaceful Brook Drive, Antioch, TN 37013.

IN WITNESS WHEREOF I have hereunto set my hand this 21st day of November, 2021.

Elizabeth Joyce Fleming

Karen Johnson Davidson County
Batch# 764943 DEEDQC
12/02/2021 08:43:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211202-0159429

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth Joyce Fleming** within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of November, 2021.

NOTARY PUBLIC

My Commission Expires May 18, 2024 ~~May 18, 2024~~ 11/21/2021

KELLEY A. M. GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Sworn to and subscribed before me this 23rd day of November, 2021.

NOTARY PUBLIC

My commission expires 9/27/23

SHELBY CARROLL
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $0.