Karen Johnson Davidson County
Batch# 774818 DEEDQC
12/16/2021 10:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211216-0166286

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

Grantor: Mary Jane Fleming
Grantee: Daniel J. Fleming, III and wife, 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 Mary Jane Fleming by deed from Daniel J. Fleming, III, of record in Instrument No. 20210519-0068085, Register's Office for Davidson County, Tennessee.

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

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.

Mary Jane Fleming
Mary Jane Fleming, Grantor

State of Tennessee
County of Davidson

On December 7, 2021, before me personally appeared Mary Jane Fleming, 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 she executed it as her free act and deed.

Debra Y King
Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING
NOTARY PUBLIC
TENNESSEE

* *

State of Tennessee
County of Davidson

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

Daniel J. Fleming, Grantee

Sworn to and subscribed before me on December 7, 2021.

Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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 December 7, 2021.

Signature

State of Tennessee, County of Sumner

Sworn to and subscribed before me on December 7, 2021.

Notary's Signature
My Commission Expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER