Karen Johnson Davidson County
Batch# 817171 DEEDQC
03/08/2022 10:27:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220308-0026192

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2026177

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:
Deborah Faye McMillin and **Michael Oma Fleming**, 2405 Sunset Place, Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104-15-0-242-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Deborah Faye McMillin, a formerly unmarried person, hereinafter grantor, whose tax-mailing address is **2405 Sunset Place, Nashville, TN 37212**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Deborah McMillin Fleming and Michael Oma Fleming,** a married couple, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **2405 Sunset Place, Nashville, TN 37212**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Book 10748, Page 33 in the Register's Office of Davidson County, Tennessee, recorded on 01/06/1998.

Parcel ID: 104-15-0-242-00

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 February 18, 2022.

Deborah Faye McMillin

Deborah Faye McMillin

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 18, 2022 by **Deborah Faye McMillin** who is personally known to me or has produced Drivers Lic 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.

Notary Public

My Com Exp 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 18 day of February, 2022.

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Deborah Faye McMillin
Affiant

Deborah Faye McMillin
Print Name

Notary Public

My commission expires:
09/02/24

Ann Stathos Donnell
Print Name

CTIC# _____

EXHIBIT A
(LEGAL DESCRIPTION)

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. 8 on the Map shown the Map of Re-Subdivision of certain lots in Linden Place by Home Mortgage Company, as of record in Book 1130, Page 42, Register's Office for Davidson County, Tennessee, which Plan reference is hereby made for a more complete and accurate legal description of said lot.

PROPERTY ADDRESS 2405 Sunset Place, Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 **02/18/2022** (date of document).

Courtney Kern
Affiant Signature

2/23/22
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 23rd day of February, 2022.

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145

Suzanne G Rafla
Notary's Signature
Suzanne G Rafla

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL