Karen Johnson Davidson County
Batch# 887150 DEEDQC
07/11/2022 01:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220711-0079521

Name and Address of New Owner:
Send Tax Bills To:
Stephon D. Fleming and Kelli M. Fleming
2553 Jordan Ridge Drive
Nashville, TN 37218

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122

Map & Parcel No: 058-09-0A-213.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kelli Fleming, a married woman** "the Grantor," convey and quitclaim unto **Kelli Fleming and husband Stephon D. Fleming,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Jordan Ridge at Eaton's Creek Phase 7, Section 1, of record in Plat at Instrument No. 20070824-0101605, 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 conveyed to Kelli Monique Orr, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20080229-0020155 Register's Office for Davidson County, Tennessee, dated February 28, 2008 and recorded on February 29, 2008. (Value of consideration shown in aforementioned deed $252,730.00.)

Being the same property conveyed to Kelli Fleming, a married woman by Quit Claim deed from Kelli Fleming, now married, who acquired title as Kelli Monique Orr, unmarried of record in Instrument No. 20180402-0030485 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on April 02, 2018.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out). **GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor have executed this Deed on the 30 day of June, 2022.

Kelli Fleming (SEAL)
Kelli Fleming

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

On this day of June, 2022, before me personally appeared Kelli Fleming to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of June, 2022.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that 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.

Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 30 day of June, 2022.

Notary Signature
My commission expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6/30/22.

Affiant Signature

7/8/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/8/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON