Karen Johnson Davidson County
Batch# 961447 DEEDQC
01/17/2023 11:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230117-0003635

Prepared by:

Steltemeier and Westbrook, PLLC
220 Second Avenue, South
Franklin, Tennessee 37064

STATE OF TENNESSEE

COUNTY OF MAURY

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 31 day of December, 2022.

Notary Public

My Commission Expires:

WILLIAM E. BLACKSTONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires
November 20, 2024

19-0215

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joe M. Goodman, Trustee		161-06-0070.00
c/o Goodman Callahan Blackstone, PLLC	NEW OWNER	133-15-0070.00
725 Cool Springs, Blvd, Suite 600		133-15-0069.00
Franklin, TN 37067		133-15-0063.00
		162-05-0069.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth L. Fleming and wife, Nancy V. Fleming**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey all of their right, title and interest to **Joe M. Goodman, Trustee of the Fleming Charitable Remainder Trust,** hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Tract No. One:

A certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 49 on the Plan of Huntington Park, Section 1, as of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth L. Fleming and wife, Nancy V. Fleming by Warranty Deed dated December 29, 1986 from Grady L. Morrow, recorded January 8, 1987 in Book 7100, Page 590, Register's Office for Davidson County, Tennessee.

Being improved property known as 690-692 Huntington Parkway, Nashville, TN 37211.

Tract No. Two:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Plan of Herbert Heights, Section II, as of record in Book 3500, Page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth L. Fleming and wife, Nancy V. Fleming by Warranty Deed dated February 14, 1981 from Ann S. Wallace and husband, Charles T. Wallace, recorded February 25, 1981 in Book 5714, Page 265, Register's Office for Davidson County, Tennessee.

Being improved property known as 354 Foxglove Drive, Nashville, TN 37211.

Tract No. 3:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Herbert Heights, Section II, as of record in Book 3500, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Kenneth L. Fleming and wife, Nancy V. Fleming by Warranty Deed dated December 31, 1986 from Darrell L. Waltrip, recorded January 5, 1987 in Book 7096, Page 100, Register's Office for Davidson County, Tennessee.

This is improved property known as 352 Foxglove Drive, Nashville, TN 37211.

Tract No. 4:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Herbert Heights, Section I, as of record in Book 3500, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Kenneth L. Fleming and wife, Nancy V. Fleming by Warranty Deed dated December 31, 1986 from Darrell L. Waltrip, recorded January 5, 1987 in Book 7096, Page 100, Register's Office for Davidson County, Tennessee.

This is improved property known as 350 Foxglove Drive, Nashville, TN 37211.

Tract No. 5:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Hickory Valley, Section 1, of record in Book 4175, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 176 fronts 80.0 feet on the easterly side of Townes Court and runs back 163.75 feet on the northwesterly line and 156.76 feet on the southeasterly line to a line in the rear on which it measures 184.62 feet thereon.

Being the same property conveyed to Kenneth L. Fleming, et ux, Nancy F. Fleming by Warranty Deed dated February 28, 1984 from Thomas E. Gale, et ux, Sara P. Gale, recorded March 6, 1984 in Book 6243, Page 177, Register's Office for Davidson County, Tennessee.

This is improved property known as 5304-5306 Townes Court, Nashville, TN 37211.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31 day of December, 2022.

Kenneth L. Fleming

Nancy V. Fleming

Nancy V. Fleming

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth L. Fleming and wife, Nancy V. Fleming, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Sworn to and subscribed before me this 31 day of December, 2022.

Notary Public

My Commission Expires:_____

WILLIAM E. BLACKSTONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires
November 20, 2024

TRUE COPY CERTIFICATION

I, Larry N. Westbrook, 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 is a true and exact copy of the original document executed and authenticated according to law on December 31, 2022.

Signature – Larry N. Westbrook

Date: January 17, 2923

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of January, 2023.

Notary Public

My Commission Expires: 8/27/23

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY