Address New Owner:	Map-Parcel Number	Send Tax Bills To
Kelli Fleming and Stephon Fleming **2553 Jordan Ridge Drive** **Nashville, Tennessee 37217**	**083-03-0-291.00**	**Same as New Owner**
This instrument prepared by Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

WHEREAS, **BARBARA J. FLEMING**, also known as **BARBARA J. FLEMING-WILLIAMS** (the "Decedent") was a 50% owner as tenant in common with Kelli Fleming of certain property located in Davidson County, Tennessee as set out in Instrument No. 20090226-0017038 and in Instrument No. 20180423-0038010, Register's Office for Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and

WHEREAS, prior to Decedent's death, Decedent brought suit against Kelli Fleming and Stephon Fleming (the "Respondents") in the Chancery Court for Davidson County, Tennessee under Civil Action No. 20-0730-IV (the "Civil Suit") relative to the Property; and

WHEREAS, Decedent died in March of 2021 in Brevard County, Florida. Decedent's estate was filed for probate in the Circuit Court of the Eighteen Judicial Circuit in and for Brevard County, Florida Probate Division under File No. 05-2021-CP-032234-XXXX-XX, and Loranzo Fleming was appointed as Personal Representative of the Estate of Barbara Fleming Williams, a/k/a Barbara Jean Williams (the "Estate"), and

Karen Johnson Davidson County
Batch# 1043688 DEEDQC
08/29/2023 09 47 50 AM 5 pgs
Fees $28 00 Taxes $1,295 00

20230829-0067486

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000 00

Affiant

Subscribed and sworn to before me this 25 day of August, 2023

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires 6.17.2024

WHEREAS, the parties to the Civil Suit have reached an agreement wherein Loranzo Fleming, as Executor and Personal Representative of the Estate of Barbara Fleming Williams, agrees to quitclaim any and all interest of the Estate in the Property to the Respondents for the sum of $350,000 to be paid into the Court, less payment of the currently outstanding debt on the Property.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and in settlement of the actions brought under the Civil Suit filed with the Chancery Court for Davidson County, Tennessee, under Civil Action No. 20-0730-IV, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **LORANZO FLEMING AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA FLEMING WILLIAMS, A/K/A BARBARA JEAN WILLIAMS and KELLI FLEMING,** (the "Grantors"), have bargained and sold, and hereby transfer and convey to **KELLI FLEMING and STEPHON FLEMING, a married couple** (collectively the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, Tennessee, being more particularly described on Exhibit A, which is attached hereto and incorporated hereby by this reference (the "Property").

This is improved property generally known as 2019 Greenwood Circle, Nashville, Davidson County, Tennessee 37206.

The Property is conveyed expressly subject to all limitation, restrictions, and encumbrances as my affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantors have executed this Deed this 25 day of August, 2023.

ESTATE OF BARBARA FLEMING WILLIAMS, A/K/A BARBARA JEAN WILLIAMS

By: _____
Loranzo Fleming
Personal Representative

STATE OF GA)

COUNTY OF Gwinnett)

Personally appeared before me, Kelisha S. Elliott Grant, Notary Public, **Loranzo Fleming**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Personal Representative of the Estate of Barbara Fleming Williams, a/k/a Barbara Jean Williams, the Deceased, and that he, as said Personal Representative, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of August, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 12/15/2025

KELISHA S. ELLIOTT GRANT NOTARY PUBLIC COM. EXP. Dec 15, 2025 GWINNETT COUNTY, GEORGIA

By. Kelli Fleming
Kelli Fleming, Grantor

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, Brian Hurst, Notary Public, **Kelli Fleming**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of August 2023, 2023.

NOTARY PUBLIC

My Commission Expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Greenwood Manor, of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and accurate legal description

Being the same property conveyed to Barbara J. Williams, by Warranty Deed from Malcolm Cotton, of record in Instrument Number 20070223-0022963, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Stephon D. Fleming by Barbara J Fleming, aka Barbara J. Fleming-Williams by Quitclaim Deed of record in Instrument No 20080313-0025786, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed by Quitclaim Deed of record in Instrument No 20090226-0017038, Register's Office for Davidson County, Tennessee, in which Stephon D Fleming conveyed a 50% interest to Barbara J. Fleming, aka Barbara J. Fleming-Williams.

Further being the same property conveyed by Quitclaim Deed of record in Instrument No. 20180423-0038010, Register's Office for Davidson County, Tennessee, in which the said Stephon Fleming conveyed his 50% interest in the property to Kelli Fleming.