Karen Johnson Davidson County
Batch# 1090810 DEEDQC
01/11/2024 11:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240111-0002452

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Magnus Fleming and Ashlye C. Fleming, Co-Trustees 3311 Acklen Avenue Nashville, TN 37212	United Wholesale Mortgage 585 South Boulevard East Pontiac, MI 48341	071 12 0B 002.00 071 08 0B 001.00 071 08 0F 001.00 105 09 0 479.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, MAGNUS FLEMING and ASHLYE C. FLEMING aka ASHLYE FLEMING (collectively, the "Grantor"), hereby quitclaim and convey to MAGNUS FLEMING and ASHLYE C. FLEMING, CO-TRUSTEES OF THE FLEMING FAMILY COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto:

[The remainder of this page intentionally left blank, signatures on next page]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 10th day of January, 2024.

MAGNUS FLEMING

ASHLYE C. FLEMING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Magnus Fleming and Ashlye C. Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 10TH day of JANUARY, 2024.

MACKENZIE L. BORDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 10TH day of JANUARY, 2024.

MACKENZIE L. BORDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

Exhibit A

Tax Parcel 071 12 0B 002.00

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of 709 Ward Street Townhomes, a Horizontal Property Regime with Private Elements, established by the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20161028-0114033, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, site plan as depicted on Exhibit "C" and interest in common areas as depicted on Exhibit "D" in said Declaration.

Being the same property conveyed by deed of record in Instrument 20210614-0079693, Register's Office for Davidson County, Tennessee.

This is improved property known as 709B Ward Street, Nashville, Tennessee.

Tax Parcel 071 08 0B 001.00

Land in Davidson County, Tennessee, being Unit No. 312A of Prince Street Homes, a Horizontal Property Regime with Private Elements, established by Declaration of record in Instrument No. 20160120-0111164 and amendment recorded in Instrument No. 20161109-0118764, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common areas/elements appurtenant to said Unit as set forth on Exhibit B to Declaration of record in Instrument No. 20161020-0111164, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed by deed of record as Instrument 20210504-0059464, Register's Office for Davidson County, Tennessee.

This is improved property known as 312A Prince Ave, Nashville, Tennessee.

Tax Parcel 071 08 0F 001.00

Land in Davidson County, Tennessee, being Unit A, together with common area as established by Declaration of Covenants, Conditions and Restrictions for Homes at 324 Queen Avenue of record in Instrument Number 20170308-0022743 and being shown on Plat attached thereto as Exhibit "C" 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 by deed of record in Instrument 20210611-0078890, Register's Office for Davidson County, Tennessee.

This is improved property known as 324 A Queen Ave., Nashville, Tennessee.

Tax Parcel 105 09 0 479.00

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Part of Lot 12, W.L.B. Lawrence Plan of Lots, as recorded in Instrument 20180515-0046178, 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 by deed of record in Instrument 20220629-0075514, Register's Office for Davidson County, Tennessee.

This is improved property known as 2018 10th Avenue South, Nashville, Tennessee.

36702914.1

Certificate of Authenticity

I, Lucretia Albert, 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 January 10, 2024.

Date

Lucretia Albert

Affiant Signature

01/11/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of January, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202401110002452