Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Deborah McMillin Fleming, Trustee of the Deborah McMillen Fleming Revocable Trust dated 11/17/2021 2405 Sunset Place Nashville, TN 37212	**Map/Parcel 104-15-0-242.00**	**Same**

Karen Johnson Davidson County
Batch # 1096131 DEEDQC
01/31/2024 08:14:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240131-0006648

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Deborah McMillin Fleming and Michael Oma Fleming, as married couple as joint tenants with right of survivorship,** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Deborah McMillin Fleming, Trustee of the Deborah McMillin Fleming Revocable Trust dated November 17, 2021,** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A (the "Property").

This is improved property known as **2405 Sunset Place, Nashville, TN 37212.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property. Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 8 day of Jan., 2024.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7.7.25

perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 8th day of JAN., 2024.

Deborah McMillin Fleming

Michael Oma 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 **Deborah McMillin Fleming and Michael Oma Fleming,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 8th day of JAN., 2024.

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 1/11/2026

EXHIBIT A

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.

Being the same property conveyed to Deborah McMillin Fleming and Michael Oma Fleming, as married couple as joint tenants with right of survivorship, by Quitclaim Deed dated February 18, 2022, of record as Instrument Number 20220308-0026192, Register's Office for Davidson County, Tennessee.