Karen Johnson Davidson County
Batch# 1124749 DEEDQC
04/18/2024 03:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240418-0027958

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Rebecca Jane Hill Fleming
AFFIANT

Subscribed and sworn to before me this day, April 18, 2024.

ERIC J. SCOTT
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
COMM. EXPIRES MAY 27, 2026

Notary Public

My Commission Expires: 5/27/26

New Owner Address:	**Send Tax Bills To:**	**Map-Parcel Number:**
Jane Hill Fleming Trust 1156 Travelers Ridge Drive Nashville, TN 37220	Same	145-11-19

QUITCLAIM DEED

Rebecca Jane Hill Fleming (a/k/a Jane Hill Fleming), ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Jane Hill Fleming Trust**, dated January 22, 2013 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **April 18, 2024**.

Rebecca Jane Hill Fleming (a/k/a Jane Hill Fleming)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Rebecca Jane Hill Fleming (a/k/a Jane Hill Fleming)** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 18, 2024.

Notary Public

My Commission Expires: 5/27/26

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

EXHIBIT A

PARCEL 1

Land in Davidson County, Tennessee, being Lot 5 on the Plan of Inns of Granny White and Crecraft Property, Resubdivision of Lots 4 and 5 of the Resubdivision of Lots 27 and 28, of record in Book 6900, Page 531, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James H. Fleming, Jr. and wife, Jane Hill Fleming from James H. Fleming, Jr. by deed of record in Book 11620, Page 518, Register's Office for Davidson County, Tennessee. James H. Fleming Jr., having subsequently died on August 17, 2012, and Jane Hill Fleming having become the sole owner through rights of survivorship.

PARCEL 2

A certain tract or parcel of land lying in the City of Oak Hill within the 33rd Councilmanic District of Metropolitan Nashville - Davidson County, Tennessee, and more particularly described as follows:

Beginning at the Northwest corner of Lot 5 as appears on the Plat of the Resubdivision of Lot 5 of the Resubdivision of Lots 4 & 5 of the Resubdivision of Lots 27 & 28 of the Inns of Granny White and the Resubdivision of Lot 17 of The Villa Estates, dated March 29, 1999, and filed of record in Plat Book 11190, Page 114, Register's Office for Davidson County, Tennessee; thence with the Northerly line of said Lot 5, South 37 degrees 40 minutes 57 seconds East 167.24 feet to a point marked by an iron rod set at the intersection of the said Northerly line of Lot 5 and the Northerly line of what was formerly Lot 17 of the Plan of Villa Estates of record in Plat Book 3600, page 66, Register's Office for Davidson County, Tennessee, said point being the true point of beginning.

Thence, from the true point of beginning, with the Northerly line of the said former Lot 17, also being the new Northerly line of Lot 5, North 74 degrees 08 minutes 30 seconds East 264.82 feet to an iron rod set in the said Northerly line of the former Lot 17, also being the new Northeast corner of Lot 5 and the new Northwest corner of Lot 17;

Thence, leaving the Northerly line of the said former Lot 17 and the new Northwest corner of Lot 17 and Northeast corner of Lot 5, with the new Westerly line of Lot 17, South 01 degree 08 minutes 16 seconds East 222.18 feet to a point in the Southerly line of the former Lot 17, being the new Southwest corner of Lot 17;

Thence, with the Southerly original lot line of the former Lot 17, North 85 degrees 43 minutes 14 seconds West 152.02 feet to the Southwest corner of the former Lot 17;

Thence, with the Westerly original lot line of the former Lot 17, North 37degrees 50 minutes 48 seconds West 175.30 feet to the true point of beginning;

All calls and distances being according to the Survey of Dale and Associates, Inc., Consulting Civil Engineers, Land Planners and Surveyors, Job No. 96084, dated March 29, 1999, and signed by Steven D. Delle, Tenn. Registered Land Surveyor, No. 1710.

Being the same property conveyed to James H. Fleming, Jr. and wife, Jane Hill Fleming from Clarence S. Anderson and Elizabeth J. Anderson, Trustees of the C.S. Anderson and Elizabeth J. Anderson Family

Living Trust by deed of record in Book 11621, Page 537, Register's Office for Davidson County, Tennessee. James H. Fleming Jr., having subsequently died on August 17, 2012, and Jane Hill Fleming having become the sole owner through rights of survivorship.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1156 Travelers Ridge Drive, Nashville, TN 37220.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 April 18, 2024.

Affiant Signature

4-18-2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, April 18, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027