Name and Address of New Owner:
Debbie Fleming and Janae Fleming
2402 14th Avenue North
Nashville, TN 37208

Send Tax Bills To:
Debbie Fleming and Janae Fleming
2402 14th Avenue North
Nashville, TN 37208

This Instrument Prepared By:

Omnia Title Corp.
2002 North Lois Avenue
Suite 500
Tampa, FL 33607

Map & Parcel No: 081-03-0-130

Karen Johnson Davidson County
Batch# 1169288 DEEDQC
08/14/2024 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240814-0062243

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Debbie R. Fleming, their heirs and assigns,** "the Grantor," convey and quitclaim unto **Debbie Fleming, a single woman, and Janae Fleming, a single woman, as joint tenants,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

The following described property:

Being Lot No. 2 on the Plan of Subdivision of Lot No. 37 in Owen's Buena Vista Lots, as of record in Plat Book 1, page 84 Chancery Court at Nashville, and recorded in Book 57, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 31st day of July, 2024.

_____(SEAL)
Debbie Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2024, before me personally appeared Debbie Fleming to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2024.

_____
Notary Signature
My commission expires: 3/8/2028

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Debbie Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of July, 2024.

_____
Notary Signature
My commission expires: 3/8/2028

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Being the same property conveyed to Debbie Fleming, a single woman, by deed dated July 13, 2000 and recorded July 24, 2000 in Deed Instrument 200007240073009 filed in the Office of the Clerk of Davidson County, State of Tennessee.

Tennessee Certification of Electronic Document

I, Jocelyn K. Orihuela, 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 7/31/2024 (date of document).

Affiant Signature

7/31/2024
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 31 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/13/2026

NOTARY'S SEAL

Notary Public State of Florida
Amy Alyssa Register
My Commission
HH 252724
Exp. 4/13/2026