Karen Johnson
Batch # 1193087
10/14/2024 09:08:10 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241014-0079252

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
The Higgins Firm, 200 Hart Street, Nashville, TN 37210 (615) 353-0930
This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William J. Fleming II & Charlotte E. Fleming, Co-Trustees **813 Highland Park Court** **Nashville, TN 37205**	**SAME**	**143-03-0 017.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

William J. Fleming, II and wife Charlotte Elaine Fleming,

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

William J. Fleming, II and wife Charlotte Elaine Fleming, Co-Trustees of the William and Elaine Fleming Family Tennessee TBE Trust dated October 3, 2024

HEREINAFTER called the GRANTEES, all right, title and interest to a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 19 on the Plan of West Meade Highlands, Section I, as of record in Book 3700, pages 69 and 70, described as follows:

Beginning at a point in the southerly margin of Highland Park Court, said point being the common front corners of Lots Nos. 19 and 20; thence along the said margin of said court in an easterly direction 119.5 feet to a concrete monument at the beginning of a curve to the right, having a radius of 24.09 feet; thence around said curve in a southeasterly direction 39.54 feet to a concrete monument in the westerly margin of a 50 foot street; thence along said margin of said street in a southerly direction 132.00 feet to another concrete monument; thence leaving the margin of said street, south 81 degrees 04 minutes west 125.31 feet to a concrete monument placed at the common rear corners of Lots No. 19 and 20; thence along the line between said lots in a northwesterly direction 120.9 feet to a point in the southerly margin of Highland Park Court, the point of beginning.

Being the same property conveyed to William J. Fleming, II, and wife, Charlotte Elaine Fleming, by Warranty Deed from Kent Kyger and wife, Patricia M. Kyger, dated June 25, 1974, of record in Book 4829, Page 914, Register's Office of Davidson County, Tennessee.

Subject to all matters set forth on the plan of record, applicable zoning ordinances, utility and other easements of record, and all other matters of public record.

[Note: William J. Fleming II, Grantor, and William J. Fleming II, Grantee are one and the same person. Likewise, Charlotte Elaine Fleming, Grantor, and Charlotte Elaine Fleming, Grantee, are one and the same person.]

This is improved property known as 813 Highland Park Court, Nashville, Tennessee, 37205.

WITNESS OUR HANDS this the 3rd day of October, 2024.

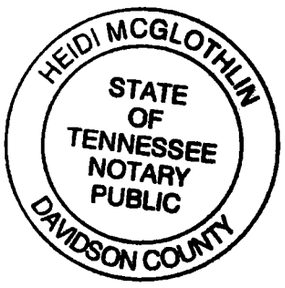
William J. Fleming, II
William J. Fleming, II

Charlotte Elaine Fleming
Charlotte Elaine Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **William J. Fleming II and Charlotte Elaine Fleming,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 3rd day of October, 2024.



NOTARY PUBLIC
My Commission Expires: 7/7/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 3rd day of October, 2024.

NOTARY PUBLIC
My Commission Expires: 7/7/2027

