Karen Johnson Davidson County
Batch# 1224696 DEEDQC
01/08/2025 02:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250108-0001720

AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-500349

THIS DOCUMENT PREPARED BY:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 07115034400

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to T.C.A. 67-4-409(a)(1)(C)(i)(a).

THIS DEED made and entered into on this 20th day of December, 20 24, by and between

Sean T. Fleming, a married man who acquired title as single, joined by his spouse, Kellie F. Fleming, residing at 3928 North Kenneth Avenue, Chicago, IL 60641, hereinafter referred to as Grantor(s) and

Kellie F. Fleming and Sean Fleming, a married couple, as joint tenants with right of survivorship, residing at 3928 North Kenneth Avenue, Chicago, IL 60641, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

The following described land in the 6th Civil District, Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 68 on the Plan of The Benedict Land Co's Subdivision of The Lindsley Tract, of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Property Address: 1125 North 2nd Street, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 10/22/2015 under 20151002-0100486 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

SEAN T FLEMING
Sean T. Fleming

STATE OF Ohio

COUNTY OF Fairfield

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Sean T. Fleming** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Pickerington, Ohio, this 20th day of December, 20 24.

Ryan W. Payne
Notary Public

My Commission expires: June 26, 2029



RYAN W. PAYNE
Notary Public, State of Ohio
My Commission Expires:
June 26, 2029

This notarial act was performed with two-way audio/video technology using the Blend Signing Room.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

KELLIE F FLEMING
Kellie F. Fleming

STATE OF Ohio

COUNTY OF Fairfield

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kellie F. Fleming** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Pickerington, Ohio, this 20th day of December, 20 24.

Ryan W. Payne
Notary Public

My Commission expires: June 26, 2029



RYAN W. PAYNE
Notary Public, State of Ohio
My Commission Expires:
June 26, 2029

This notarial act was performed with two-way audio/video technology using the Blend Signing Room.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

SEAN FLEMING KELLIE F FLEMING
Affiant

Print Name: SEAN FLEMING KELLIE F FLEMING

STATE OF Ohio

COUNTY OF Fairfield

Subscribed and sworn to before me this 20th day of December, 20 24.

Ryan W. Payne
Notary Public

My Commission expires: June 26, 2029



RYAN W. PAYNE
Notary Public, State of Ohio
My Commission Expires:
June 26, 2029

Name and address for person(s) responsible for taxes:

Kellie F. Fleming and Sean Fleming
3928 North Kenneth Avenue
Chicago, IL 60641

Name and address of property owner:

Kellie F. Fleming and Sean Fleming
3928 North Kenneth Avenue
Chicago, IL 60641

This notarial act was performed with two-way audio/video technology using the Blend Signing Room.

Tennessee Certification of Electronic Document

I, Melissa Killmore, 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 December 20, 2024 (date of document).

Melissa Killmore
Affiant Signature

12/20/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20 day of December, 2024.

Shannon M Veltre
Notary's Signature

MY COMMISSION EXPIRES: 06/24/2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHANNON M VELTRE - Notary Public
Allegheny County
My Commission Expires June 24, 2028
Commission Number 1270193