This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1321461 DEEDQC
09/12/2025 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250912-0072946

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **James P. Fleming** ("Grantor"), unmarried, hereby remise(s), release(s), convey(s), and quit claim(s) unto **the James P. Fleming, Jr. Investment Trust, dated October 31, 2024,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section One Reelfoot of record in Plat Book 5200, Page 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paula L. Smartt, unmarried by Warranty Deed from Charles G. Jones and wife, Kay B. Jones of record in Instrument Number 20011128-0130193, Register's Office for Davidson County, Tennessee, dated November 21, 2001 and recorded on November 28, 2001.

Being the same property conveyed to Paula L. Smartt, Trustee of the Paula Smartt Revocable Living Trust by Quitclaim Deed from Paula L. Smartt of record in Instrument Number 20201105-0129907, Register's Office for Davidson County, Tennessee, dated October 14, 2020 and recorded on November 05, 2020.

Being the same property conveyed to Paula L. Smartt by Quitclaim Deed from Paula L. Smartt, Trustee of the Paula Smartt Revocable Living Trust of record in Instrument Number 20210617-0082017, Register's Office for Davidson County, Tennessee, dated June 13, 2021 and recorded on June 17, 2021.

Being the same property conveyed to Reliance First Capital, LLC, from Fidelity National Title Insurance Company as Trustee for the benefit of Mortgage Registration Systems, Inc., as beneficiary for Reliance First Capital, LLC, of record in Instrument Number 20250520-0039635, Register's Office for Davidson County, Tennessee, dated May 14, 2025 and recorded on May 20, 2025.

Being the same property conveyed to Secretary of Housing and Urban Development from Reliance First Capital, LLC, of record in Instrument Number 20250620-0048582, Register's Office for Davidson County, Tennessee, dated June 3, 2025 and recorded on June 20, 2025.

Being all or part of the same property conveyed to Grantor herein by Special Warranty Deed of record at Instrument Number 20250911-0072774 in said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 11 day of **September, 2025.**

James P Fleming

James P. Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **James P. Fleming**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11 day of **September, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-328

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 11 day of **September, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**1004 Reelfoot Ct.** **Nashville, TN 37214**
TAX PARCEL NO.:	**108-12-0-112.00**
PROPERTY OWNER:	**The James P. Fleming, Jr. Investment Trust, dated October 31, 2024**
OWNER'S ADDRESS:	**1080 Plantation Blvd.** **Gallatin, TN 37066**
MAIL TAX BILLS TO:	**The James P. Fleming, Jr. Investment Trust, dated October 31, 2024** **1080 Plantation Blvd.** **Gallatin, TN 37066**

Certificate of Authenticity

I, Holly A. Mason, 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 September 11, 2025.

Affiant Signature

9/11/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of September, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026