THIS INSTRUMENT PREPARED BY **(AND AFTER RECORDING RETURN TO):** **Andrew M. Mitchell, Esq.** **Boon Legal LLC** **41 Peabody St** **Nashville, TN 37210** **615-956-2817** **This Deed was prepared with information provided by the Gr** Karen Johnson Davidson County Batch # 1334818 DEEDQC 10/16/2025 12:02:04 PM 2 pgs Fees: $12.00 Taxes: $0.00 20251016-0082411	SS. STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 16 DAY OF October 2025. NOTARY PUBLIC MY COMM. EXP. 11/08/2027 ZACHARY M. SEIBOLD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 08, 2027

ADDRESS OF NEW OWNER: **Nicholas Fleming** **1048 Mallow Drive** **Madison, TN 37115**	SEND TAX BILLS TO: **Same as owner**	MAP-PARCEL NUMBER **052-04-0-043.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN dollars ($10), love and affection, and other good and valuable consideration, the receipt and legal sufficiency, all of which are hereby acknowledged, TALBOT FLEMING, an unmarried woman (*"Grantor"*), does hereby convey, transfer, remise, release, relinquish, and quitclaim unto NICHOLAS FLEMING, his heirs, assigns, and successors in interest (*"Grantee"*) all of Grantor's right, title and interest in and to the following described real estate together with all improvements located thereon, situated in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being lot No. 40 on the Plan of Section 1 Revised Arrowhead Estates of record in Plat Book 4955, Page 27 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 Nicholas Fleming and Talbot Fleming, Both Unmarried, by TyRod Properties, LLC, by Warranty Deed of record in Instrument No. 20220725-0084841, Register's Office for Davidson County, Tennessee, dated July 20, 2022, and recorded July 25, 2022.

This conveyance is subject to:

- Taxes for the year 2025, and all subsequent years that are not yet due and payable;
- Subject to all matters shown on the plan of record in Plat Book 4955, Page 27, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 5154, Page 59, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property, otherwise known as **1048 Mallow Drive, Madison, Tennessee 37115.**

Any and all real estate taxes will be assumed and paid by the Grantee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of October, 2025.

GRANTOR:

Talbot W. Fleming

TALBOT FLEMING
Grantor

State of Tennessee)
) S.S.
County of Davidson)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Talbot Fleming,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within-named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 10th day of October, 2025.

LANDON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 22, 2029

Landon Taylor
NOTARY PUBLIC
MY COMM. EXP. 03/22/2029