Karen Johnson Davidson County
Batch# 1361786 DEEDQC
12/29/2025 09:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0102515

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Merritt Fleming Affiant Subscribed and sworn to before me, this 17th day of December, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Merritt Dingess Fleming, Trustee 101 Haverford Drive Nashville, TN 37205	Same	130-01-0-003.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Merritt Dingess Fleming**, hereinafter called the

Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Merritt Dingess Fleming, Trustee of the Merritt Dingess Fleming Living Trust, established by the Revocable Trust Agreement of Merritt Dingess Fleming dated December 17, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17th day of December , 2025.

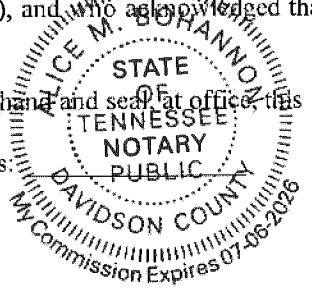
Merritt D. Fleming
Merritt Dingess Fleming

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Merritt Dingess Fleming, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 17th day of December , 2025.

My Commission Expires:



Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35, as shown on the map entitled West Meade Farms Section 3, of record in Plat Book 1835, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth Merritt Dingess by deed from Matthew Smith and wife, Amanda Smith, F/K/A Amanda Warstler of record in Instrument No. 20190823-0085081 in the Register's Office for Davidson County, Tennessee.

Merritt Dingess Fleming and Elizabeth Merritt Dingess are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2025 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1835, page 4, said Register's Office.

This is improved property known as 101 Haverford Drive, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 17, 2025.

12/23/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of December, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

