Karen Johnson Davidson County
Batch# 1484140 DEEDQC
10/15/2026 12:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20261015-0094745

AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 385866

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 05204004300

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 1st day of Oct., 2026, by and between **Nicholas Fleming, unmarried,** residing at 1048 Mallow Drive, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Nicholas Fleming and Talbot Fleming, as joint tenants with right of survivorship,** residing at 1048 Mallow Drive, Nashville, TN 37115, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1048 Mallow Drive, Nashville, TN 37115

Being the same property conveyed to the Grantor(s) in a Deed recorded on 10/16/2025 under Instrument No. 20251016-0082411 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.

Nicholas Fleming

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Nicholas 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 Tennessee, this 7th day of October, 20 20.

Shatika Brady
Notary Public

My Commission expires: 5/8/2029

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

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.

Affiant

Print Name: Nicholas Fleming

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 1st day of October, 2026.

Notary Public
My Commission Expires: 5/8/2029

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

Nicholas Fleming and Talbot Fleming
1048 Mallow Drive
Nashville, TN 37115

Name and address of property owner:

Nicholas Fleming and Talbot Fleming
1048 Mallow Drive
Nashville, TN 37115

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

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.

Parcel ID: 05204004300

Property commonly known as: 1048 Mallow Drive, Nashville, TN 37115

Tennessee Certification of Electronic Document

I, Nicholas Fleming, 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 10/7/26 (date of document).

Affiant Signature

10/7/26
Date

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 7th day of October, 2026.

Shatika Brady
Notary Public
My Commission Expires: 5/8/2029

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY