QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 26 day of March, 2007, by and between

KIMBERLY R. YUNKER, N/K/A KIMBERLY LYNN FULLER,

Hereinafter referred to as Grantor, and

MARK R. FULLER and KIMBERLY LYNN FULLER, husband and wife,

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book 11137, at page 814, Instrument Number _____, of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Kimberly R. Yunker, N/K/A Kimberly Lynn Fuller

KIMBERLY R. YUNKER, N/K/A
KIMBERLY LYNN FULLER

Mark R. Fuller

Davidson County DEEDQC
Recvd: 04/13/07 14:00 4 pgs
Fees:22.00 Taxes:0.00
20070413-0044769

AFTER RECORDING RETURN TO:

Closing USA, LLC
ATTN: Recording Dept.
250 Mile Crossing Blvd., Suite #4
Rochester, NY 14624

CL07002041D FD

STATE OF TN }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, KIMBERLY R. YUNKER, N/K/A KIMBERLY LYNN FULLER, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 26 day of March, 2007.

Notary Public Claudia Boyett
Commission expires: _____

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN }
COUNTY OF Davidson }

MY COMMISSION EXPIRES: March 20, 2010

Personally appeared before me, the undersigned notary public of the aforesaid County and State, , the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 26 day of March, 2007.

Notary Public Claudia Boyett
Commission expires: _____

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES March 20, 2010

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.

Affiant ~~N/K/A~~ F/K/A Kimberly R. Yunker

Subscribed and sworn to before me this 26 day of March, 2007.

Notary Public Claudia Boyett
Commission Expires _____

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 20, 2010

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
MARK R. FULLER 1114 Saunders Avenue Madison, TN 37115	MARK R. FULLER 1114 Saunders Avenue Madison, TN 37115	1114 Saunders Avenue Madison, TN 37115 MAP PARCEL NO.:

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of TN
County of Davidson } ss.

On this the 26 (Day) day of March (Month), 2007 (Year), before me, Claudia Boyett (Name of Notary Public), the undersigned Notary Public, personally appeared Kimberly Lynn Fuller and Mark R. Fuller (Name(s) of Signer(s)),

☐ personally known to me – **OR** –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

CLAUDIA BOYETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 20, 2010

Claudia Boyett
Signature of Notary Public

Claudia Boyett
Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Right Thumbprint of Signer
Top of thumb here

© 2002 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org
Item No. 5936
Reorder: Call Toll-Free 1-800 US NOTARY (1-800-876-6827)

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:

BEING LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, PARTLY DESCRIBED ACCORDING TO A SURVEY BY SOLON E. DAVIS, ENGINEER, MAY 7, 1953, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SAUNDERS AVENUE (FORMERLY MARTHONNA DRIVE, PROPOSED) AT A POINT NORTH 3 DEGREES 53 MINUTES EAST 142-1/2 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO CLYDE HARDCASTLE AND WIFE, BY DEED FROM MRS. JENNIE CAHILL BEASELY, ET AL OF RECORD IN BOOK 1879, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WEST MARGIN OF SAID SAUNDERS AVENUE (MARTHONNA DRIVE, PROPOSED), NORTH 3 DEGREES 53 MINUTES EAST 141.18 FEET; THENCE NORTH 78 DEGREES 14 MINUTES WEST 300 FEET; THENCE SOUTHERLY 173 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING 142-1/2 FEET NORTHERLY FROM THE NORTHERLY BOUNDARY LINE OF LOT NO. 9 ON THE SUBDIVISION OF THE BEASLEY PROPERTY, SECTION 1, UNRECORDED; THENCE EASTERLY 300 FEET TO THE BEGINNING.

Our File No. 071373 ©

Parcel # 051 07001 701