File No. 290400101

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/11/11

(AFFIX SEAL)

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090040496 DEEDQC
Recvd: 06/17/09 15:08 2 pgs
Fees:12.00 Taxes:0.00
20090617-0056535

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Marie Fuzzell	Wells Fargo Bank, N.A.	83-08-0-215
(NAME)	(NAME)	
2718 Meadow Rose Drive	1740 Broadway	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Denver, Colorado 80274	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Donald L. Yarbrough and wife, Susan H. Yarbrough and Susan M. Yarbrough, unmarried, now known as Susan Marie Fuzzell, married**, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **Donald L. Yarbrough and wife, Susan H. Yarbrough and Susan Marie Fuzzell, married**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, Being Lot No. 17-B on the Plan of the Re-subdivision of Lot No. 7 of Whitman Meadow, Section I, and Lot Nos. 14, 15 and 17, of Whitman Meadow, Section II, as of record in Book 3842, Page 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Donald L. Yarbrough and wife, Susan H. Yarbrough and Susan M. Yarbrough, Unmarried by Warranty Deed dated June 28, 2007, filed July 2, 2007, from Jo Ann Early, of record in Instrument No. 20070702-0078623, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Carrie D. Burnett by Deed from Grace Church of the Nazarene, Inc., of record in Book 4698, Page 32, Register's Office for Davidson County, Tennessee. The said Carrie D. Burnett having since died intestate in Davidson County, Tennessee, November 12, 2000, leaving as her sole heirs-at-law, her son, Randall Lynn Sittloh and her husband, James Dewey Burnett. By Warranty Deed dated April 25, 2001, Randall Lynn Sittloh, single, conveyed his one-half undivided interest, to James Dewey Burnett, of record at Instrument No. 20010425-0041040, Register's Office for Davidson County, Tennessee. The said James Dewey Burnett, having since died October 19, 2006, unmarried, testate, and a resident of Davidson County, Tennessee. By Last Will and Testament of Dewey Burnett, deceased, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, property was devised to Jo Ann Early, a/k/a JoAnn Burnett Early.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2718 Meadow Rose Drive, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 11th day of June, 2009.

Donald L. Yarbrough

Susan M. Yarbrough

Susan H. Yarbrough

Susan Marie Fuzzell

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Donald L. Yarbrough and wife, Susan H. Yarbrough and Susan M. Yarbrough, now known as Susan Marie Fuzzell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of June, 2009.

Commission expires: 1/11/11

Notary Public

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 290400101

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075