Davidson County DEEDQC
Recvd: 10/01/12 12:56 6 pgs
Fees:32.00 Taxes:0.00
20121001-0089179

This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

5736440 - 146325

QUITCLAIM DEED

TITLE OF DOCUMENT

(3)

ADDRESS NEW OWNER AS FOLLOWS:
Gayle Fuson
912 Waterswood Drive
Nashville, Tennessee 37220

MAIL TAX STATEMENT TO:
Gayle Fuson
912 Waterswood Drive
Nashville, Tennessee 37220

MAP PARCEL NUMBERS:
Map/Parcel:
132 13 0 009.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Thomas Fuson and Gayle Fuson, husband and wife** by these presents do hereby quitclaim and convey unto the said **Gayle Fuson, Trustee of the Gayle Fuson Living Trust, Established by The Revocable Trust Agreement of Gayle Fuson, Dated October 2, 2002**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

BEING LOT NO. 2 ON THE PLAN OF WATERSWOOD ACRES, OF RECORD IN PLAT BOOK 3300, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 2, WHICH IS A CORNER LOT, FRONTS 122.0 FEET ON THE NORTHERLY MARGIN OF WATERSWOOD DRIVE AND FRONTS 275.0 FEET ON THE WESTERLY MARGIN OF WATERSWOOD DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.44 FEET, AND EXTENDS BACK 149.15 FEET ON THE NORTHERLY LINE AND 103.31 FEET ON THE BROKEN, WESTERLY LINE TO A POINT OF INTERSECTION.

The express purpose of this conveyance is to Transfer out of Trust.

Being the same property conveyed to Thomas Fuson and Gayle Fuson, husband and wife by Deed from Gayle Fuson, Trustee of the Gayle Fuson Living Trust, Established by The Revocable Trust Agreement of Gayle Fuson, Dated October 2, 2002 of record in Book _____, Page _____, Document No 20121001-0089177, said Register's Office.

This is unimproved ( ) property known as 912 Waterswood Drive, Nashville, Tennessee 37220
Improved ( )

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 our hand this 14th day of SEPTEMBER, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas Fuson

Gayle Fuson

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF DAVIDSON) ss

Personally appeared before me, Sabrina Jacal, a Notary Public in and for said County and State, **Thomas Fuson and Gayle Fuson** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at State of TN DAVIDSON CO this 14th day of September, A.D., 2012.

NOTARY STAMP/SEAL

SABRINA JACAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

Notary Commission Expires: My Commission Expires January 06, 2014

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $1.00.

Subscribed and sworn to before me this the 14 day of September, 2012.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: My Commission Expires January 06, 2014

SABRINA JACAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 132 13 0 009.00

Land Situated in the County of Davidson in the State of TN

BEING LOT NO. 2 ON THE PLAN OF WATERSWOOD ACRES, OF RECORD IN PLAT BOOK 3300, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 2, WHICH IS A CORNER LOT, FRONTS 122.0 FEET ON THE NORTHERLY MARGIN OF WATERSWOOD DRIVE AND FRONTS 275.0 FEET ON THE WESTERLY MARGIN OF WATERSWOOD DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.44 FEET, AND EXTENDS BACK 149.15 FEET ON THE NORTHERLY LINE AND 103.31 FEET ON THE BROKEN, WESTERLY LINE TO A POINT OF INTERSECTION.

Being the same property conveyed to Gayle Fuson, Trustee of the Gayle Fuson Living Trust, Established by The Revocable Trust Agreement of Gayle Fuson, Dated October 2, 2002 , by deed dated October 2, 2002 of record in Deed Instrument/Case No. 20021125-0145988, in the County Clerk's Office.

Commonly known as: 912 Waterswood Drive , Nashville, TN 37220-1117

True Copy Certification

I, Teresa Rutland do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of MICHIGAN

County of Wayne

Personally appeared before me, a notary public for this county and state, Teresa Rutland who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/22/2019

Notary' Seal (if on paper)

STEVE SCHULTZ
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jul. 22, 2018
Acting in the County of Wayne

Prepared by:
Title Source, Inc.
662 Woodward Avenue
Detroit, Michigan 48226

5673644°

EXHIBIT

CERTIFICATION OF TRUST

(1)

I/We **Gayle Fuson**, Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: **The Gayle Fuson Living Trust** is currently in existence and was created on **October 2, 2002.**

2. The trust was established by: **Gayle Fuson**

3. The current trustee(s) of the trust is/are: **Gayle Fuson**

4. The power(s) granted to the trustee(s) include:
   - The power to sell, convey and exchange the real property which is the subject of this transaction. **x Yes** ___No
   - The power to borrow money as well as mortgage and encumber the subject property with a deed of trust. **x Yes** ___No.

5. The trust is **Revocable** and is revocable by the following party(ies):
   Gayle Fuson

6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. if the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction:
   Gayle Fuson

7. The trust identification number is as follows (Last Four Digits of SS#, etc.) 3746

8. Title to trust assets shall be taken in the following fashion: **Quitclaim Deed**

The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

Gayle Fuson

Gayle Fuson, Trustee

Date: 9-14-2012

STATE OF TN)
) ss.
COUNTY OF DAVIDSON)

On 09-14-2012, before me personally appeared **Gayle Fuson, Trustee**, to be known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Signature My Commission Expires
January 06, 2014

County, DAVIDSON
My commission expires

