PREPARED BY AND AFTER RECORCING SEND TO:
TITLE CENTER OF THE SOUTH, LLC
783 OLD HICKORY BOULEVARD, TN. 37027
BRENTWOOD, TN. 37027

MAP/PARCEL: 075 11 0 049.00

Send Tax Bills To:
RITA DELORES FUSON
624 MERCER DRIVE
HERMITAGE, TN. 37078

Property Owner:
RITA DELORES FUSON
624 MERCER DRIVE
HERMITAGE, TN. 37078

FROM: Rita Fuson-Frazier. (Herein **"FIRST PARTY"**)

TO: Rita Delores Fuson. (Herein **"SECOND PARTY"**)

Davidson County DEEDQC
Recvd: 06/11/13 11:14 2 pgs
Fees:12.00 Taxes:0.00
20130611-0059233

QUITCLAIM DEED

Know all men by these presents, that **FIRST PARTY**, in consideration of One ($1.00) Dollar, and other good and valuable considerations paid by **SECOND PARTY**, does hereby demise, release and forever quitclaim unto **SECOND PARTY**, and its heirs, all title, interest and estate, legal and equitable, in the following premises, lying and being in Davidson County, Tennessee, and bounded and described as follows:

BEING ALL OF LOT NO. 413, ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION III, ACCORDING TO PLAT AND SURVEY OF SAME APPEARING OF RECORD IN PLAT BOOK 4675, PAGE 140, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SAID LOT NO. 413 FRONTS 85 FEET ON THE WESTERLY MARGIN OF MERCER DRIVE AND EXTENDS BACK 123.80 FEET ON THE NORTHERLY LINE AND 122.55 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 79.78 FEET THEREON.

Derivation Clause

Being the same property conveyed to Rita Fuson-Frazier, an unmarried person by Warranty Deed from Kirsten V. Walls, an unmarried person, recorded 12/11/00 in Instrument No. 20001211-0121616, Register's Office of Davidson County, Tennessee.

This is improved property known as: 624 Mercer Drive, Hermitage, Tennessee. 37076.

This conveyance is subject to any and all existing easements and restrictions of record.

IN TESTIMONY WHEREOF, witness my hand, this the 5th day of JUNE, 2013.

Rita Fuson-Frazier

Rita Fuson-Frazier

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, Rita Fuson-Frazier, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville (city), Tennessee, this the 5th day of JUNE, 2013.

Notary Public: Steve Topping

My Commission Expires: 2-6-17

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $ 0.00.

Rita Fuson-Frazier

Affiant

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this the 5 day of June, 2013.

Steve Topping

Notary Public or Register

My Commission Expires: 2-6-17

True Copy Certification

I, Debbie Siniard, 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.

Debbie Siniard

Signature

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee

County of Davidson

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

Steve Topping

Notary Signature

My Commission Expires: 2-6-17