File No.

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160040088 DEEDQC
Recvd: 05/13/16 10:44 2 pgs
Fees:12.00 Taxes:0.00
20160513-0047842

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE day of JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BRADFORD DAVIDSON COUNTY JUNE 8, 2019

THIS INSTRUMENT WAS PREPARED BY
James V. Mondelli, Attorney
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa A. Hackett	same	150 12 0A 056.00
(NAME) 3732 Seasons Dr	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Howard Fuqua, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Theresa A. Hackett, an unmarried woman,

HEREINAFTER CALLED THE GRANTEE(S), HER 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 730, Somerset, Phase IV, as shown on plat of record in Plat Book 7900, Pages 978-979, in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Theresa A. Fuqua and husband, Howard Fuqua by deed fromKhamphiou Thay, dated October 5, 2005, of record in Instrument Number, 20051012-0123047 Register's Office for said County.

HOWARD A. FUQUA III AND HOWARD FUQUA, BEING ONE IN THE SAME PERSON.

THERESA A. FUQUA AND THERESA A. HACKETT, BEING ONE IN THE SAME PERSON.

THERESA A. FUQUA HACKETT JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

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 3732 Seasons Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever 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 my hands this 3rd th day of August, 2015

Howard A. Fuqua III

Theresa A. Fuqua Hackett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Howard A. Fuqua III and Theresa A. Fuqua Hackett 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 3rd day of August, 2015.

Commission expires: 9-10-2018

Andrea Cortez
Notary Public

ANDREA CORTEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
James V. Mondelli, **Attorney at Law**
5115 Maryland Way
Brentwood, Tennessee 37027