(2)

Bill Garrett Davidson County
Batch# 93587 DEEDQC
05/17/2018 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180517-0047493

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* . 2018-0669	***STATE OF TENNESSEE]*** ***COUNTY OF WILLIAMSON]*** ***The actual consideration or value, whichever is greater, for this transfer is $-0-.*** *Affiant* Sworn to and subscribed to before me this 15 day of May 2018. *Notary Public* *My commission expires:* 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

Name and Address of New Owner:
Kristie Reed Fuller
420 Rosebank Ave
Nashville, TN 37206

Send Tax Bills To:
Owner

Street Address of Subject Property:	**Parcel ID:**
420 Rosebank Avenue Nashville, TN, 37206	083-04-191.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bobby J Fuller**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Kristie Reed Fuller,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Westerly 129 feet of Lot No. 4 on the Plan of Rosebank Subdivision of the J. W. C. Church Tract, of record in Plat Book 547, Page 48, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 front 129 feet on the Northerly side of Rosebank Avenue, and runs back between parallel lines 400 feet to a dead line.

Being the same property conveyed to Donna J. Elrod and Debra D. Petty, Co-Trustees of The Geneva Braswell Trust by Warranty Deed from Geneva Braswell, unremarried widow of J. F. Braswell, deceased, of record in Instrument No. 20120224-0016017, Register's Office for

Davidson County, Tennessee, dated February 23, 2012 and recorded on February 24, 2012.

Being the same property conveyed to Donna J. Elrod, a single person by Warranty deed from Donna J. Elrod, Trustee of The Geneva Hall Braswell Trust, Certification of Trust of record as Instrument No. 20150325-0025742, Register's Office, Davidson County, Tennessee and First Amendment to Revocable Living Trust of record as Instrument No. 20150720-0070464, Register's Office, Davidson County, Tennessee of record in Instrument No. 20151007-0102345 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 07, 2015 and Affidavit of Scrivener's Error recorded on May 18, 2016 in Instrument No. 20160518-0049840.

And being the same property conveyed to Bobby J Fuller and Kristie Reed Fuller by Warranty Deed of Donna J Elrod of record in Instrument No. 20180517004749 2, said Register's Office.

Being also known as 420 Rosebank Avenue Nashville, Tennessee 37206.

WITNESS my hand this 14TH day of May, 2018.

Grantor – Bobby J Fuller

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Bobby J Fuller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 14th day of May, 2018.

NOTARY PUBLIC

My commission expires: 7-11-2020

YVETTE LYN MELDRUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

