Karen Johnson Davidson County
Batch# 272189 DEEDQC
08/15/2019 03:26:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190815-0081902

**Prepared by:**
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

**ADDRESS OF NEW OWNER:**
Melvin H. Fulghum, Jr.
768 Ringgold Drive
Nashville, TN 37207

**SEND TAX BILLS TO:**
SAME

**MAP/PARCEL:**
059 14 0 112.00

# QUITCLAIM DEED

**FOR LOVE AND AFFECTION** and no monetary consideration, and for the purpose of conveying all remainder rights, title and interest in my property while retaining a life estate, I, **MELVIN H. FULGHUM, JR.,** Grantor, do hereby quitclaim and convey unto my son, **MELVIN H. FULGHUM, III,** his heirs and assigns, all remainder rights, title and interests in my property, while retaining a life estate in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **LAND** in Davidson County, Tennessee, being Lot 47, PLAN OF HAYNES MANOR, SECTION 1, as shown on plat of record in Plat Book 3600, Page 85, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> **BEING** the same property conveyed to Melvin H. Fulghum, Jr., by deed from Lillian M. Trimble and Elizabeth A. Essen, of record as Instrument #20100201-0007604, Register's Office for Davidson County, Tennessee.
>
> **This is improved property known as 768 Ringgold Drive, Nashville, TN 37207**

**Deborah Fulghum, spouse of Grantor, joins in this conveyance for the purpose of conveying any and all rights and interest she may have in the above described property by virtue of marriage to Grantor**

**SAID** property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

**IN WITNESS WHEREOF,** we have hereunto set our hands, on this 9th day of August, 2019.

MELVIN H. FULGHUM, JR.

DEBORAH FULGHUM

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this the 9th day of August, 2019, before me personally appeared **MELVIN H. FULGHUM, JR. and wife, DEBORAH FULGHUM,** bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 09/07/2021

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS**.

*AFFIANT*

***SUBSCRIBED*** and ***SWORN*** to before me on this the 9th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 09/07/2021