This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 360707 DEEDQC
02/20/2020 11:19:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200220-0018917

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Shaya Fuller 2323 Ridgeland Drive Nashville, TN 37214	Pinnacle Bank 150 3rd Ave S., Ste 1000 Nashville, TN 37201	073-11-042.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

WHEREAS, Joshua Fuller, a single person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Shaya Fuller, a single person, (the "Grantee"), were married as wife and husband and owned a certain tract of land in Davidson County, Tennessee described herein below:

Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Section Five, Sunset View, of record in Plat Book 2854, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Fuller and Shaya Fuller, Husband and Wife, by deed from William E. Conn, Married, of record in Instrument No. 20150921-0095927, dated September 18th, 2015 and recorded September 21, 2015, Register's Office for Davidson County, Tennessee.

WHEREAS, pursuant to the Divorce Decree dated November 28, 2018, entered by the Court in Fuller v. Fuller, Circuit Court for Davidson County, Tennessee, bearing Docket No.: 18D524, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said decree has passed; and

WHEREAS, in said Divorce Decree the Court approved the Property Settlement Agreement between the Grantor and Grantee wherein Grantor agreed to convey all of his/her right, title and interest in and to the tract of land described herein below; and

WHEREAS, Joshua Adam Fuller is one and the same as Joshua Fuller; and Shaya Danielle Fuller is one and the same as Shaya Fuller.

NOW THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and pursuant to the terms of said Property Settlement Agreement approved in the Divorce Decree, Joshua Fuller , a single person, the Grantor, does hereby convey, remise, release and forever quitclaim unto Shaya Fuller, a single person, the Grantee, her heirs, successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Section Five, Sunset View, of record in Plat Book 2854, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Fuller and Shaya Fuller, Husband and Wife, by deed from William E. Conn, Married, of record in Instrument No. 20150921-0095927, dated September 18th, 2015 and recorded September 21, 2015, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 2323 Ridgeland Drive, Nashville, TN 37214.

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

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 hands this 12th day of February, 2020.

GRANTOR – Joshua Fuller

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 **Joshua Fuller**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 12th day of February, 2020.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2020

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ $0.00 .

Affiant

Subscribed and sworn before me this 14th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: _____

JAMIN ENQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023