Karen Johnson Davidson County
Batch# 425722 DEEDQC
06/25/2020 09:09:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200625-0068610

Name and Address of New Owners:
Kevin J. Fuqua & Francine L. Fuqua, Co-Trustees
902 Cattails Drive
Ooltewah, TN 37363

Send Tax Bills To:
Same

Map/Parcel #: 109-05-0B-506.00co

Prepared By and Return To:
Buhrman Law Firm, P.C.
345 Frazier Avenue, Suite 210
Chattanooga, TN 37405

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES; PREPARER ASSUMES NO RESPONSIBILITY FOR THE STATUS OF TITLE

No survey made; legal description is taken from previous deed of record.

QUITCLAIM DEED

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

THIS INDENTURE made and entered into on the 23rd day of June 2020, by and between, **KEVIN J. FUQUA AND FRANCINE L. FUQUA,** Parties of the First Part; and **KEVIN J. FUQUA AND FRANCINE L. FUQUA, CO-TRUSTEES OF THE REVOCABLE TRUST AGREEMENT OF KEVIN J. FUQUA AND FRANCINE L. FUQUA DATED THE 23rd DAY OF JUNE 2020,** as Parties of the Second Part.

The parties recite and declare that:

1. Kevin J. Fuqua, and Francine L. Fuqua, husband and wife, acquired the property more particularly described below on or about September 15, 2004, of record in Instrument No. 20040916- 0111487, in the Register's Office of Davidson County, Tennessee.

2. Kevin J. Fuqua and Francine L. Fuqua executed the Revocable Trust Agreement of Kevin J. Fuqua and Francine L. Fuqua on the 23rd day of June 2020, as the Grantors and Co-Trustees.

In Consideration of the aforementioned, and other valuable considerations paid, the receipt and sufficiency of all of which hereby specifically is acknowledged, the said **KEVIN J. FUQUA AND FRANCINE L. FUQUA**, quitclaim and do by these presents transfer and convey unto **KEVIN J. FUQUA AND FRANCINE L. FUQUA, CO-TRUSTEES OF THE REVOCABLE TRUST AGREEMENT OF KEVIN J. FUQUA AND FRANCINE L. FUQUA DATED THE 23rd DAY OF JUNE 2020,** their successors, assigns, and successors-in-interest thereof, in the interests hereinafter set forth, the

following described real estate located in Davidson County, Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 506 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and Bylaws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.
>
> BEING part of the same property conveyed to 70 South Associates, LLC, a Tennessee limited liability company, by Deed from Terry E. Keup, unmarried, of record in Instrument No. 20020702-0079268, Register's Office of Davidson County, Tennessee.
>
> THIS conveyance is subject to Declaration of Covenants and Bylaws, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, and Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, said Register's Office; easements and setback lines as set forth on the above plan of record.
>
> Taxes for the year 2020 are assumed by the Grantees herein.

And the said Kevin J. Fuqua and Francine L. Fuqua, as Grantors, do hereby grant, bargain, sell, quitclaim, and convey unto the said Kevin J. Fuqua and Francine L. Fuqua, Co-Trustees of the Revocable Trust Agreement of Kevin J. Fuqua, and Francine L. Fuqua dated the 23rd day of June 2020, their successors, assigns, and successors-in-interest, all of the right, title and interest in the said tract of real property now owned by the said Grantors.

And the Grantors herein covenant that they are lawfully seized and possessed of an interest in said described tract of real estate; that they have good right and lawful authority to sell and convey the same; and that the title thereto is clear, free, and unencumbered, except as hereinabove set out and assumed; and by execution of this instrument, the undersigned Grantors do hereby release, remise, and quitclaim unto the said Grantees herein, as aforesaid, all of their right, title, interest, claim, or demand that may be vested in the Grantors, in and to the above described tract of real estate; but this conveyance is made as a quitclaim deed, without covenants or warranties of title, express or implied.

IN WITNESS whereof, the said Grantors herein, Kevin J. Fuqua and Francine L. Fuqua have hereunto set their hands and seals this 23rd day of June 2020.

KEVIN J. FUQUA

FRANCINE L. FUQUA

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

Before me, a Notary Public in and for the state and county aforesaid, appeared Kevin J. Fuqua, and Francine L. Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath properly administered, acknowledged themselves to be the persons named in the foregoing document and that they executed it for the purposes therein set forth.

Witness my hand and official seal on the 23rd day of June 2020.

Notary Public

My Commission Expires:

JOHN R. BUHRMAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 10-09-2021

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

I, hereby offering this instrument for recording within the meaning of the Statutes of the State of Tennessee under Tennessee Code Annotated, Section 67-4102 Item (s), swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on the 23rd day of June 2020.

Notary Public

My Commission Expires: 7-11-2021

SHARON D. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON