(1)

Karen Johnson Davidson County
Batch# 520659 DEEDQC
11/24/2020 10:49:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201124-0137757

FROM:
Molly G. Fulton and
Richard Wade Fulton

TO:
John M. Wells, Trustee

AND THEN

FROM:
John M. Wells, Trustee

TO:
Molly G. Fulton and husband,
Richard Wade Fulton

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This instrument was prepared by:

Southland Law Group, PLLC
7101 Executive Center Dr., Ste. 151
Brentwood, TN 37027.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this 17th day of November, 2020.

Notary Public
My Commission Expires: 03-08-21

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| **New Owner** | **Send Tax Bills to:** | **Map-Parcel** |
|---|---|---|
| Molly G. Fulton and<br>Richard Wade Fulton<br>105 W. Tyne Drive<br>Nashville, TN 37205 | New Owner | 130-05-0E-001.00 |

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**This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.**

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance in order to show the vesting of the below property in a tenancy by the entirety, **Molly G. Fulton, formerly known as Molly G. Stover, and Richard Wade Fulton,** hereby quitclaims unto **John M. Wells, Trustee**, his successors and assigns, the following described parcel of land in Williamson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A established by the Declaration and Master Deed Establishing a Horizontal Property Regime for The 105 W. Tyne Avenue Townhomes of record as Instrument 20141113-0105020, and amended of record as Instrument 20180117-0004918 amended of record as Instrument 20180620-0059285, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Molly G. Stover, a single woman, and Richard Wade Fulton, a single man, joint tenants with right of survivorship by Warranty Deed from Lori D. Halloran, married, dated 07/31/2018 and recorded

08/02/2018, of record in Instrument 201808020075893, Register's Office for Davidson County, Tennessee.

And now, I, the said **John M. Wells, Trustee**, for the sole and express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim unto **Molly G. Fulton, and husband, Richard Wade Fulton**, the following described property:

Land in Davidson County, Tennessee, being Unit A established by the Declaration and Master Deed Establishing a Horizontal Property Regime for The 105 W. Tyne Avenue Townhomes of record as Instrument 20141113-0105020, and amended of record as Instrument 20180117-0004918 amended of record as Instrument 20180620-0059285, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Witness my hand, this 17th day of November, 2020.

Molly G. Fulton

Richard Wade Fulton

John M. Wells, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Molly G. Fulton and husband, Richard Wade Fuldon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that such person executed the same as her free act and deed.

Witness my hand, at office, this 17th day of November, 2020.

Notary Public

My Commission Expires: 3/7/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared John M. Wells, Trustee, to me known to be the person described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 17th day of November, 2020.

Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY