Karen Johnson Davidson County
Batch# 553709 DEEDQC
01/13/2021 01:16:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210113-0005987

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie Fulton,** an unmarried woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of her interest and convey unto **Alexander Skae,** an unmarried man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Luna Heights, Section Three of record in Plat Book 2900, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 90 fronts 89.9 feet on the Easterly side of Luna Court and runs back 181 feet on the Northerly line and 266 feet on the Southerly line to a dead line, which is a broken line, on which it measures 185 feet.

Being the same property conveyed to Alexander Skae, unmarried and Stephanie Fulton, unmarried, as tenants in common with rights of survivorship by Warranty deed from James J. Resse, Jr., married of record in Instrument No. 20200727-0082093 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on July 27, 2020.

Being also known as 3404 Luna Ct Nashville, Tennessee 37211.

IN WITNESS WHEREOF, We have hereunto set out hands on this 6th day of ~~November, 2020.~~ January, 2021

Stephanie Fulton
Stephanie Fulton

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Stephanie Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 6th day of ~~November~~ January 2021, ~~2020~~.

Ashley Osgood
Notary Public

My Commission Expires: _____

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Alexander Skae 3404 Luna Drive Nashville, TN 37211	Same	Davidson County: 148-02-0-050.00

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Zero (0.00) , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 6th day of ~~November~~ January, ~~2020~~ 2021.

Notary Public

My Commission Expires:

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

Certificate of Authenticity

I, Leslie Garside, 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

State of Tennessee
County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside 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: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner