Karen Johnson Davidson County
Batch# 611070 DEEDQC
04/08/2021 02:54:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210408-0047166

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JAMES R. FULLER 124 FITZPATRICK COURT NASHVILLE, TN 37214	NEW OWNER	10804021400

KNOW ALL MEN BY THESE PRESENTS:

That MICHELLE R. STOUT, Grantor, (being one and the same as MICHELLE RENAE STOUT) for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between JAMES ROBERT FULLER, Plaintiff (being one and the same as JAMES R. FULLER), and MICHELLE RENAE STOUT, Defendant, does hereby demise, release, and forever quitclaim unto the said, JAMES R. FULLER, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 378 on the plan of Larchwood, Section 7, recorded in Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to William Ross Groover by Deed from Federal Home Mortgage Corporation (Freddie Mac"), dated 09/24/2007 and filed for record on 10/10/2007 in Instrument 200710100120620. Register's Office for Davidson County, Tennessee. All matters as set forth per Book 6900, Page 274, said Register's Office.

Restrictive Covenants of record in Book 5158, Page 918; Book 5479, Page 443; Book 5681, Page 532; Book 6011, Page 130; Book 6076, Page 69; Book 6079, Page 236; Book 6103, Page 478; Book 6221, Page 430; Book 6452, Page 163; Book 6535, Page 880, Book 7216, Page 574, and Instrument 201011100090393, said Register's Office.

This conveyance is subject to any and all existing easements, restrictive covenants and conditions, including items set out on any applicable plat of record.

This is improved property known as 124 Patrick Court, Nashville, TN 37214

Being the same property conveyed to James R. Fuller, married by deed from William Ross Groover and wife, Julie D. Groover by Warranty Deed dated May 13, 2013 and recorded on May 15, 2013 in Instrument Number 20130515-0048845, in the Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said JAMES R. FULLER hereby agrees to pay and agrees to hold MICHELLE R. STOUT harmless from one original Deed of Trust in favor of Wells Fargo Bank, N.A., said note bearing an original unpaid principal balance of $199,850.00, as evidenced by a Deed of Trust of record filed in Instrument No. 20130515-0048846, recorded on May 15, 2013 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MICHELLE R. STOUT, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

Michele R Stout
MICHELLE R. STOUT
Grantor

Sworn to and subscribed before me
this 2nd day of April, 2021.

Linda M McAnulty
Notary Public Seal State of Indiana
Montgomery County
Commission # NP0728940
My Commission Expires 09/23/2028

Linda M McAnulty
NOTARY PUBLIC

My Commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JAMES R. FULLER, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

James R. Fuller
JAMES R. FULLER
Affiant/Grantee

Sworn to and subscribed before me
this 7 day of April, 2021.

Douglas R. Sipes
Commission Expires
March 03, 2025

Douglas R. Sipes
NOTARY PUBLIC

My Commission expires: ~~March 03, 2025~~

This instrument prepared from information provided by the parties involved.