Karen Johnson Davidson County
Batch# 636621 DEEDQC
05/14/2021 11:15:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210514-0065272

This instrument was prepared by:
Stanley A. Kweller
Attorney at Law
214 2nd Avenue North, Suite 103
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF Davidson
I hereby swear or affirm that the consideration for this transfer is $0.00.

James E Fussell
Transferee

HOPE OLIVIA THOMAS ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Subscribed and sworn to before me on this 14th day of May 2021.

Notary Public
My commission expires: 7-3-2023

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Address new owner:
Dr. James E. Fussell
5380 Gulf of Mexico Drive
Long Boat Key, FL 34228

Send tax bills to:
Same as new owner

Map Parcel Number:
141-17

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, CAROL G. FUSSELL, for the sum of zero dollars ($0.00) cash in hand paid and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, do hereby convey, remise, release, and forever quitclaim unto DR. JAMES E. FUSSELL all of my right, title, and interest in and to the following described tract or parcel of land property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

This is improved property known as: 1084 Morton Mill Road, Nashville, Tennessee 37221

Being a tract of land in the 23rd Civil District of Davidson County, Tennessee, and located on the North side of the CSX Railroad at the north end of Morton Mill Road and being more particularly described as follows:

Beginning on an iron pin located on the north margin of CSX Railroad, said iron pin being 550 feet, more or less, westerly along said north margin from the centerline of Morton Mill Road, thence; leaving the north margin of said railroad along with western line of the herein described tract N 02 deg. 25' 30" W a distance of 1854.81 feet to an iron pin being the northwest corner of the herein described tract, thence; continuing along the northern line of the herein described tract N 60 deg. 01' 54" E a distance of 288.00' feet to an iron pin at the beginning of a curve to the right, said pin being the northernmost corner of the herein described tract, thence: continuing along the eastern line of the herein described tract and along said curve to the right (said curve having a radius of 1056.40 feet and a delta angle of 41 degrees 15 minutes and 9 seconds), a curve length of 760.60 feet to a monument; thence; continuing with said line S 29 deg. 58' 06" E a distance of 361.20 feet to a monument, thence; continuing with said line, N 60 deg. 01' 54" E a distance of 116.00 feet to a point in the center of the Harpeth River; thence; continuing with the

center of the Harpeth River, S 28 deg. 15' 23" E a distance of 733.30 feet to a point, said point being the northernmost corner of the Reese Smith, Jr., property, thence; with the west line of Smith, S 03 deg. 01' 49" W a distance of 382.98 feet to an iron pin on the north margin of the CSX Railroad, being the southeast corner of the herein described tract and being the southwest corner of Smith, thence; continuing along the southern line of the herein described tract and with the north margin of the CSX Railroad, N 87 deg. 57' 44" W a distance of 134.64', thence, continuing with said margin S 88 deg. 02' 07" W a distance of 202.29 feet, thence; continuing with said margin S 84 deg. 01' 58" W a distance of 201.94 feet to the beginning of a curve to the left, thence; continuing along said margin and said curve to the left (said curve having a radius of 2889.83 feet and a delta angle of 16 degrees 48 minutes and 49 seconds), a curve length of 848.01 feet to an iron pin, the beginning, containing 43.873 acres more or less, according to a survey by Jesse E. Walker, RLS. PE. dated October 21, 1993.

Being the same property conveyed to James E. Fussell and wife, Carol G. Fussell by warranty deed of Helen Petty McKaig and Peggy Petty Little of record in Book 5945, page 322, Register's Office of Davidson County, Tennessee. By Final Decree entered in the cause of Carol Ann Griffith Fussell vs. James Evan Fussell: #19855, Chancery Court of Williamson County, Tennessee, said property vested in the parties as tenants in common, certified copy of which is of record in Book 8785, page 465, Register's Office for Davidson County, Tennessee.

Said property description being taken from a Deed of Trust for Commercial Purposes entered into by and between James E. Fussell, a married person, and Carol G. Fussell, an unmarried person, to John T. Flaugher, Trustee, of record in Book 11756, Page 453 of the Register's Office for Davidson County, Tennessee dated November 18, 1999 and recorded November 24, 1999.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 19 day of April, 2021.

Carol G. Fussell
CAROL G. FUSSELL

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CAROL G. FUSSELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath executed the foregoing instrument for the purposes contained therein, by signing her name.

ZACHARY MARTIN NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 25, 2023

WITNESS MY HAND AND OFFICIAL SEAL at Fulton, GA, this the 19 day of April, 2021.

Notary Public
My commission expires: