QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

JM-SB-VRES-20-1500

THIS INSTRUMENT WAS PREPARED BY (& return to):
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KRISTIN L. FULTON and LEO M. BERNSTEIN, CO-TRUSTEES of the **JAMES F. FULTON 2021 TRUST**	**NEW OWNER**	
(NAME)	(NAME)	**118-01-0-055.00**
1500 Dallas Ave		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES F. FULTON AND KRISTIN FULTON, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KRISTIN L. FULTON and LEO M. BERNSTEIN, CO-TRUSTEES** of the **JAMES F. FULTON 2021 TRUST,** hereinafter called the Grantee, its heirs, successors and assigns, that 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. 14 on the Map of Victoria Place, as of record in Book 332, page 10. Said Lot No. 14 fronts 62.5 feet on the Northerly side of Dallas Avenue and runs back 127 feet on the Easterly line and 123.1 feet on the Westerly line to a dead line, measuring 62.9 feet thereon.

Being the same property conveyed to James F. Fulton and Kristin Fulton, husband and wife by Warranty Deed from DREAMINC., a Tennessee corporation of record in 20210322-0037801, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1500 Dallas Ave, Nashville, Tennessee 37212**.

Karen Johnson Davidson County
Batch# 746219 **DEEDQC**
10/28/2021 02:41:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211028-0145085

Witness my/our hand(s) this the 26 day of October, 2021.

James F. Fulton

Kristin Fulton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES F. FULTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of October, 2021.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KRISTIN FULTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of October, 2021.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023