Karen Johnson Davidson County
Batch# 777273 DEEDQC
12/21/2021 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211221-0168397

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
WILLIAM DONALD FUSON and MELANIE ANN SETTLE FUSON, Co-Trustees of The Fuson Family Revocable Living Trust	Same	091 06 0 007 00
6109 Gardendale Drive		
Nashville, TN 37215		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, we, **WILLIAM D. FUSON and MELANIE FUSON**, husband and wife, do hereby convey to **WILLIAM DONALD FUSON and MELANIE ANN SETTLE FUSON, Co-Trustees of THE FUSON FAMILY REVOCABLE LIVING TRUST dated October 29, 2021**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Beginning on the northwesterly margin of Louisiana Avenue at a point 100 feet west of the westerly margin of 60th Avenue, formerly 19th Street, the corner of Lots Nos. 3 and 5; thence with the line between said two lots northwardly and parallel with with said alley westwardly 50 feet to the corner of Lots Nos. 5 and 7; thence with the line between said two lots southwardly 150 feet to the northerly margin of Louisiana Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Also known as Lot No. 10 of Block 3, on the plan of extension of Cherokee Park Subdivision, not of record.

Being the same property conveyed to William D. Fuson and Melanie Fuson, husband and wife, by Warranty Deed dated December 21, 2007, from Roger D. Lindsey and Barbera E. Lindsey, husband and wife, of record in Instrument No. 20071226-0147016, Register's Office for Davidson County, Tennessee.

William D. Fuson and William Donald Fuson are one and the same person.

Melanie Fuson and Melanie Ann Settle Fuson are one and the same person.

This is improved property known as 6009 Louisiana Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of October 2021.

WILLIAM D. FUSON

MELANIE FUSON

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM D. FUSON and wife, MELANIE FUSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 29th day of October 2021.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this 29th day of October 2021.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **October 29, 2021**.

Elizabeth Ryder Sykes

12/16/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this **16th** day of **December**, 2021.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

My Commission Expires: 3/7/2023