Karen Johnson Davidson County
Batch# 777273 DEEDQC
12/21/2021 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211221-0168398

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	Same	091 16 0 326.00
6109 Gardendale Drive		
Nashville, TN 37215		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **MELANIE S. FUSON**, married, do hereby convey to **WILLIAM DONALD FUSON and MELANIE ANN SETTLE FUSON**, husband and wife, as tenants by the entirety, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Being Lot No. 5, Block 20, on the Plan of Charlotte Park Company's 2nd Addition to Nashville, of record in Plat Book 57, Pages 160-161, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 5, Block 20 fronts 50 feet on the northerly margin of Elkins Avenue, formerly Second Avenue and extends back between parallel lines 150 feet an alley.

Being the same property conveyed to Melanie S. Fuson, by Warranty Deed dated June 24, 2003, from Fred Harvey, III, unmarried, of record in Instrument No. 20030630-0089925, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 3908 Elkins Avenue, Nashville, TN 37209.

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

MELANIE S. 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, MELANIE S. FUSON, with whom I am personally acquainted, and who acknowledged that she 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