Karen Johnson Davidson County
Batch# 777273 DEEDQC
12/21/2021 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211221-0168399

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	147 03 0B 023.00
6109 Gardendale Drive		
Nashville, TN 37215		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **MELANIE FUSON**, 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 Unit No. G-8 on the plan of Southern Hills Condominium created under Title 66, Chapter 101, *et seq.*, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed.

Being the same property conveyed to Melanie Fuson, by Warranty Deed dated April 20, 2004, from Wilson Enterprises, Inc., by Hal Wilson, President, of record as Instrument No. 20040430-0049007, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 370 Wallace Road, Unit G-8, Nashville, TN 37211.

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

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, 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.

Elizabeth Ryder Sykes
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.

Elizabeth Ryder Sykes
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.

Notary Public

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

My Commission Expires: 3/7/2023