QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 994095 DEEDQC
04/19/2023 12:01:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230419-0028811

Reserved for Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

Kenneth Herbert Fuller
KENNITH HERBERT FULLER
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2023.

William F. Hyde
Notary Public

My Commission Expires: 11/19/25

WILLIAM F. HYDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
Affix Notary Seal

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4434
Bill@HLLaw.net

Address of New Owners:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
Kennith Fuller or Jennifer Fuller 654 Netherland Drive Hermitage, TN 37076	Kennith Fuller or Jennifer Fuller 654 Netherland Drive Hermitage, TN 37076	75-11-93

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of one dollars and no cents ($1.00) paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, KENNITH HERBERT FULLER, hereinafter called the Grantor, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto JENNIFER ANN FULLER, hereinafter called the Grantee, her successors, heirs, and assigns, subject however to a Life Estate hereby expressly reserved to KENNITH HERBERT FULLER for as long as he shall live, all of Grantor's entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 376 on the Plat of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for said County.

Said Lot No. 376 fronts 81.2 feet on the westerly margin of Netherlands Drive and extends back 162.69 feet on the northerly line and 104.88 feet on the southerly line, to a line on the rear on which it measures 112.39 feet.

KHF
KHF

Being the same property conveyed to KENNITH HERBERT FULLER and wife, CATHERINE S. FULLER by Warranty Deed from JOHN R. JENSEN and wife, CAROLYN H. PHELAN JENSEN, dated June 14th, 1985, and filed June 18th, 1985, and appearing of record in Book 6584 and Page 122-124 with the Davidson County Register of Deeds Office, State of Tennessee. CATHERINE FRANCES FULLER, having since died on November 13th, 2002, leaves KENNITH HERBERT FULLER as the sole surviving Tenant by the Entirety. *The said CATHERINE FRANCES FULLER and CATHERINE S. FULLER being the one and same person.*

This conveyance is subject to a Life Estate in the property, expressly reserved to KENNITH HERBERT FULLER.

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property commonly known as 654 Netherlands Drive, Hermitage, Tennessee 37076.

Grantor makes no warranties as to the state of the title to the property, but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

IN WITNESS WHEREOF, I set my hand on this the 18th day of April, 2023.

Kennith Herbert Fuller
Grantor – KENNITH HERBERT FULLER

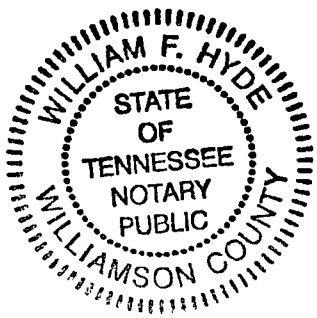
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named KENNITH HERBERT FULLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in Hermitage, Tennessee, this the 18th day of April, 2023.

William F. Hyde
Notary Public

My Commission Expires: 11/19/25



Affix Notary Seal

KHF