Karen Johnson Davidson County
Batch# 1034293 DEEDQC
08/03/2023 11:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230803-0060043

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Blaine Fuhs, Michelle Fuhs, and Troy Fuhs 3219 D Curtis Street Nashville, TN 37218	New owner(s)	070-09-0L-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Blaine Fuhs, an unmarried man and Michelle Fuhs, a married woman**, by these presents do hereby quitclaim and convey unto, **Michelle Fuhs and Troy A. Fuhs, wife and husband, and Blaine Fuhs, an unmarried man, as joint tenants with rights of survivorship**, their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

BF MF TF

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Homes at Curtis Street, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Homes at Curtis Street, of record in Instrument No. 20191003-0100880,in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Blaine Fuhs, an unmarried man and Michelle Fuhs, a married woman, as joint tenants with rights of survivorship by Warranty Deed from Jorge Leon, a single man, of record in Instrument No. 20220301-0022788, dated February 11, 2022 and recorded on March 1, 2022, in the Register's Office of Davidson County, Tennessee. See Scrivener's Affidavit correcting previous vesting, of record in Instrument No. 20230803-0059875, said Register's Office.

Being also known as 3219 D Curtis Street, Nashville, TN 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 28th day of July, 2023.

Affiant

Carmen Coats
Notary Public

My commission expires:
(Affix Seal)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28th day of July 2023.

Blaine Fuhs

Michelle Fuhs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 28th day of July, 2023.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

202308030060043

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 3, 2023 (date of document).

Affiant Signature

August 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023