This instrument prepared by:
Margaret L. Behm
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson
Batch # 1107866
03/06/2024 03:51:14 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240306-0015735

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
John C. Fuller Racy P. Peters 424 Belle Pointe Drive Nashville, TN 37221	Same	142 10 0B 032.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **John C. Fuller** and **Racy P. Peters** (**"Grantors"**) do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **John C. Fuller** and **Racy P. Peters**, a married couple, as tenants by the entirety, and their successors, heirs and assigns. The real estate is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 32, on the Plan of "Phase I", A Planned Unit Development, Belle Pointe, of record in Book 6250, pages 500 and 501, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John C. Fuller and Racy P. Peters by deed from Barry Construction Co., Inc., a Tennessee corporation, of record in Book 9455, page 742, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of "Phase I", A Planned Unit Development, Belle Pointe, as said areas are set forth and defined in Restrictions of record in Book 6689, page 772; Book 6702, page 409; Book 6774, page 774; and Book 6862, page 292; By-Laws of record in Book 6689, page 783; Book 7851, page 215; Book 8016, page 858; and Book 9319, page 443; and Charter of record in Book 6762, page 261; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

This is improved property known as **424 Belle Pointe Drive, Nashville, TN 37221.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $ -0-.

Subscribed and sworn to before me this the 6th day of March, 2024.

Affiant

Notary Public

My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the __ day of March, 2024.

John C. Fuller, Grantor

Racy P. Peters, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **John C. Fuller and Racy P. Peters**, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of March, 2024.

Notary Public

My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026