This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson
Batch # 1155539
07/08/2024 02:36:53 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240708-0051135

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Cleveland Fuller 808 Usher Drive Madison, TN 37115	NEW OWNER	052.04-0C-020.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James S. Wilson** "the Grantor," conveys and quitclaims unto **Cleveland Fuller** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

> The land with all the buildings and improvements thereon, situated at 808 Usher Drive, Town of Madison, Davidson County, State of Tennessee, said premises being further described as follows:
>
> Being Lot No. 20 on the Plan of Ravenswood, as of record in Instrument #20001211-0121554, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed by Warranty Deed to James S. Wilson from Adolfo Antonio Beltran and Albertina Raun Beltran on July 13, 2015, and recorded on July 22, 2015, in Instrument No. 20150722-0071783, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 17 day of June, 2024.

James S. Wilson (SEAL)
James S. Wilson

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, James S. Wilson, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17 day of June, 2024.

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My commission expires: 12-1-27

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER