Karen Johnson
Batch # 1195951
10/21/2024 10:53:34 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241021-0081479

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JOHN FULLER 1023 N. DUPONT AVENUE MADISON, TN 37115	NEW OWNER	043 11 0 198.00 11D 93142

KNOW ALL MEN BY THESE PRESENTS:

That SHERYL SNELL, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between JOHN WAYNE FULLER, Plaintiff (being one and the same as JOHN FULLER), and SHERYL LA'RITA SNELL, Defendant, (being one and the same as SHERYL SNELL) does hereby demise, release, and forever quitclaim unto the said, JOHN FULLER, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot Number 4 on the Plan of Archwood Annex, as shown on plat of record in Plat Book 6200, Page 66, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Howard Luartes by deed from Secretary of H.U.D., of record in Instrument Number 200311199169005, Register's Office for Davidson County, Tennessee.

This is improved property known as 1023 North Dupont Avenue, Madison, Tennessee 37115

This conveyance is subject to any and all existing easements, restrictive covenants and conditions, including items set out on any applicable plat of record.

Being the same property conveyed to John Fuller, a single person and Sheryl Snell, a single person by Warranty Deed from Howard Luartes, unmarried, dated August 25, 2004 and recorded on September 15, 2004 in Instrument Number 20040915-0110999, in the Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said JOHN FULLER hereby agrees to pay and agrees to hold SHERYL SNELL harmless from an original Deed of Trust in favor of Sebring Capital Partners, Limited Partnership, said note bearing an original unpaid principal balance of $94,500.00, as evidenced by a Deed of Trust filed in Instrument No. 2005804-00918067, dated July 26, 2005 and recorded on August 4, 2005 and a subsequent loan modification bearing an original unpaid principal balance of $26,907.39, in Instrument No. 20160927-101571, dated June 17, 2016 and recorded on September 27, 2016 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named SHERYL SNELL, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

SHERYL SNELL
Grantor

Sworn to and subscribed before me
this 9th day of October, 2024.

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 11/08/2027

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JOHN FULLER, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

JOHN FULLER
Affiant/Grantee

Sworn to and subscribed before me
this 10th day of October, 2024.

NOTARY PUBLIC

My Commission expires: 11/08/2027

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared from information provided by the parties involved.