Karen Johnson Davidson County
Batch# 1236903 DEEDQC
02/13/2025 01:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250213-0011090

Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

LARSEN JAMES FUSCO, ET UX

TO: QUITCLAIM DEED

LARSEN JAMES FUSCO and HEATHER DAVEY FUSCO, Trustees of the FUSCO FAMILY REVOCABLE LIVING TRUST dated February 13, 2025

THIS QUITCLAIM DEED OF REALTY, executed this 13 day of February, 2025, by and between LARSEN JAMES FUSCO and HEATHER FUSCO, husband and wife, ("Grantors"), and LARSEN JAMES FUSCO and HEATHER DAVEY FUSCO, Trustees of the FUSCO FAMILY REVOCABLE LIVING TRUST dated February 13, 2025, and any amendments thereto ("Grantees"),

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of a Subdivision of Lots No. 19, 20, and 21, Belle Meade 2nd Plan, of record in Book 421, page 172, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Larsen James Fusco and Heather Fusco, husband and wife, by Warranty Deed from Matthew K. White and Jana S. White, husband and wife, dated February 13, 2021 and recorded March 11, 2021 of record in Instrument No. 20210311-0032211, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all matters shown on the Plan of record in Book 421, page 172, said Register's Office.
>
> *The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.*

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

LARSEN JAMES FUSCO Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LARSEN JAMES FUSCO, the within named bargainor, 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 purposes therein contained.

Witness my hand and seal at office this the 13th day of Feb., 2025.

My Commission Expires:

1-28-26.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

HEATHER FUSCO Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, HEATHER FUSCO, the within named bargainor, 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 purposes therein contained.

Witness my hand and seal at office this the 13th day of Feb., 2025.

My Commission Expires:

1.28.26

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

Notary Public

\Property Owners Name
And Mailing Address:

Larsen James Fusco and
Heather Davey Fusco, Trustees of the
Fusco Family Revocable Living Trust
610 Enquirer Avenue
Nashville, TN 37205

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

610 Enquirer Avenue
Nashville, TN 37205

Map and Parcel No.:

130 02 0 112.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Tennessee Certification of Electronic Document

I, Thomas W. Steelman, do hereby make oath that I am a licensed attorney and/or 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 that was executed on 2·13·25.

Affiant Signature

Date 2/13/25

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 13th day of Feb., 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary's Signature

MY COMMISSION EXPIRES: 1·28·26