Karen Johnson Davidson County
Batch# 1247875 DEEDQC
03/19/2025 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019506

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Melissa Tuff

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF MARCH 2025.

Notary Public
My Commission Expires: 10/21/28

KRISTIE LYNN MCCURDY NOTARY PUBLIC My Comm Exp. Oct 21, 2028 (AFFIX SEAL) COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) It's A Tuff Thing Living Trust	(NAME) Same	164-13-0-147.00
(ADDRESS) 6009 Monroe Xing	(ADDRESS) Same	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that Melissa Tuff, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Melissa Tuff, Trustee, or her successors in interest, of the It's A Tuff Thing Living Trust, and any amendments thereto, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 137, on the plan of Asheford Crossing, Section Three, as shown by plat of record in Book 9700, Page 545, 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 Melissa Lockhart from Agron Kolshi and Emine Kolshi by Warranty Deed dated March 12, 2021, and recorded March 16, 2021, of record in Instrument #20210316-0034950, Register's Office for Davidson County, Tennessee.

This improved property, known as 6009 Monroe Xing, Antioch, TN 37013.

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THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND this 13th day of March 2025.

GRANTOR:

Melissa Tuff

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa Tuff, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 13th day of March 2025.

KRISTIE ANN MCCURDY
TENNESSEE NOTARY PUBLIC
My Comm Exp. Oct 21, 2028
COUNTY OF RUTHERFORD

NOTARY PUBLIC

My commission expires: 10/21/28

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Certificate of Authenticity

I, Charles R. Frazier, do hereby make an 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 March 13, 2025.

Charles R Frazier, Esq, Attorney at Law
Dated: March 13, 2025

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Sworn to and subscribed before me on this, the 13th day of March 2025.

Notary Public

KRISTIE LYNN MCCURDY
TENNESSEE NOTARY PUBLIC
My Comm Exp. Oct 21, 2028
COUNTY OF RUTHERFORD

My Commission Expires: 10/21/28