This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1260630 DEEDQC
04/16/2025 02:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250416-0029183

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Maryann Elisabeth Byrd 3545 Couchville Pike Hermitage, TN 37076	**137-00-0-086.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FRANCIS G. FUZZELL, unmarried and MARYANN E. BYRD, unmarried, as joint tenants with rights of survivorship** (hereinafter "Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **MARYANN ELISABETH BYRD** (hereinafter "Grantee"), her heirs, successors, and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being described according to a survey by Kenneth Morton surveyor dated May, 1995 as follows:
>
> Beginning at a point in the centerline of Couchville Pike being the northwest corner of this tract and the northeast corner of the Erika Solle Tract described in Book 8595, Page 816; thence with the centerline of Couchville Pike South 85 degrees 45 minutes 22 seconds East 232.95 feet to a point; thence South 6 degrees 22 minutes 16 seconds East 634.23 feet to an iron rod; thence North 86 degrees 36 minutes 49 seconds East 59 feet to an iron rod; thence South 12 degrees 26 minutes 5 seconds East 186.05 feet; thence south 11 degrees 13 minutes West 232.85 feet to an iron rod; thence North 88 degrees 52 minutes 10 seconds West 762.32 feet to an iron rod; thence North 0 degrees 47 minutes 57 seconds East 1,045.63 feet to the point of beginning and being 7.79 acres more or less.
>
> Being the same property conveyed to FRANCIS G. FUZZELL, unmarried and MARYANN E. BYRD, unmarried as joint tenants with rights of survivorship, by deed from JOHN A. WILSON and BUFORD H. WILSON and SPYKER H. WILSON, of record in Book 11126, Page 107 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3545 Couchville Pike, Hermitage, Davidson County, Tennessee 37076.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 11th day of April, 2025.

GRANTORS:

FRANCIS G. FUZZELL

MARYANN E. BYRD

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **FRANCIS G. FUZZELL and MARYANN E. BYRD**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of April, 2025.

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 11th day of April, 2025.

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan Burns do hereby make 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 April 11, 2025.

Affiant Signature

4/11/25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of April, 2025.

Notary's Signature

My Commission Expires: 9/7/2026

JENNIFER TRAPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY