Karen Johnson
Batch # 1302087
07/25/2025 11:24:11 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20250725-0058937

Quitclaim Deed

RECORDING REQUESTED BY _____
AND WHEN RECORDED MAIL TO:
Katherine Fuqua, Grantee(s)
810 Bellevue Rd #172
Nashville TN 37221
Consideration: $ 10.00
Property Transfer Tax: $ _____
Assessor's Parcel No.: 142060 A 17200 C00
PREPARED BY: Tom Allen Fuqua certifies herein that he or she has prepared this Deed.

_____ _____
Signature of Preparer Date of Preparation

Tom Fuqua 105 Leake Avenue, Nashville TN 37205
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on _____ in the County of DAVIDSON, State of TENNESSEE
by Grantor(s), Tom Allen Fuqua,
whose post office address is 105 Leake Ave #94, Nashville, TN 37205,
to Grantee(s), KATHERINE GRAHAM FUQUA,
whose post office address is 810 Bellevue Rd #172 Nashville TN 37221

WITNESSETH, that the said Grantor(s), Tom Allen Fuqua,
for good consideration and for the sum of TEN DOLLARS
($ 10.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON, State of TENNESSEE and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor	Signature of Second Grantor (if applicable)
TOM ALLEN FUQUA	
Print Name of Grantor	Print Name of Second Grantor (if applicable)
Signature of First Witness to Grantor(s)	Signature of Second Witness to Grantor(s)
TRACI BEHLING	
Print Name of First Witness to Grantor(s)	Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee	Signature of Second Grantee (if applicable)
KATHERINE GRAHAM FUQUA	
Print Name of Grantee	Print Name of Second Grantee (if applicable)
Signature of First Witness to Grantee(s)	Signature of Second Witness to Grantee(s)
TRACI BEHLING	
Print Name of First Witness to Grantee(s)	Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of TN

County of Davidson

On 7/10/2025, before me, Traci Behling, a notary public in and for said state, personally appeared, Tom & Katy Fuquea

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Traci L. Behling

Signature of Notary

Affiant Known X Produced ID _____

Type of ID _____ (Seal)

TRACI L. BEHLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Exhibit "A"

CONDOMINIUM LOCATED AT 810 BELLEVUE RD #172;
NASHVILLE, TN. 37211

MAP & PARCEL NUMBER - H2060A17200CO

Land in Davidson County, Tennessee, being Building No. 19 Unit No. 172, on the plan of "Peppertree" Creekside Condominiums, according to the Master Deed of record in Book 4834, Page 257, in the Register's office of Davidson County, Tennessee, and more particularly described in Plat Book 4675, Pages 128 Through 130, inclusive, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

"Source of Title": 20181219-0123373

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Katherine Fraguas
Affiant

Subscribed and sworn before me, this 24th day of July, 2025.

Traci L Behling
Notary

TRACI L. BEHLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026