Karen Johnson Davidson County
Batch # 1353716 DEEDQC
12/04/2025 09:57:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251204-0096334

Send Tax Bill to
Howard Totty
198 Ocala Dr
Nashville, TN 37211

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 21 day of JANUARY, 20 15,
by first party, Grantor, SAmmie Fulton
whose post office address is 71 Wyn OAK, Nashville TN. 37205
to second party, Grantee, Howard Totty
whose post office address is 198 OCALA Drive Nashville, TN. 37211

WITNESSETH, That the said first party, for good consideration and for the sum of
$1.00 Dollars ($ $1.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON , State of Tennessee to wit:

SAmmie Fulton's NAME shall be removed from the property DEED. The sole owner of the property IS Now Howard Totty.

Property Location:
198 OCALA DRIVE Nashville TN. 37211 DAVIDSON County
Lot # 140 FAIR OAKS Section 2
Book 4460 Page 53
Control number: 2001 130-456-00
MAP/PAR. 162060177 00
SA/FB: 05D4 55485
Bill # 216084.0000

STATE OF TENNESSEE NOTARY PUBLIC

Prior Deed Reference
20020510-0057835

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ZAAZ

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

Melodie Michael
Signature of Witness

Melodie Michael
Print name of Witness

Signature of Witness

Print name of Witness

Sammie Fulton
Signature of First Party

Sammie Fulton
Print name of First Party

Howard Totty
Signature of ~~First~~ Second Party

Howard Totty
Print name of ~~First~~ Second Party

State of TN
County of DAVIDSON
On 1-21-15 before me, JONATHAN L. WILSON,
appeared SAMMIE J. FULTON
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

X
Signature of Notary

JONATHAN L. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant ____ Known ✓ Produced ID
Type of ID TN DL 030614413
(Seal)

My Commission Expires June 21, 2016

State of Tennessee
County of Davidson
On 1/30/2015 before me, Danita C Evans,
appeared Howard Totty
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

+ Danita C Evans 1/30/15
Signature of Notary
My Comm Expires 1/9/2018

DANITA C. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

Affiant ____ Known ____ Produced ID
Type of ID TN DL
(Seal)

Howard Totty
Signature of Preparer

Howard Totty
Print Name of Preparer

198 Ocala Dr. Nashville, TN 37211
Address of Preparer

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.

Affiant

Subscribed and sworn before me, this 3rd day of December, 2025.

Notary

BESHOY LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MAY 3, 2027