Karen Johnson Davidson County
Batch# 1456234 DEEDQC
08/06/2026 12:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260806-0072556

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
BJF Trust	Same	021 00 0 018.00
6299 Eatons Creek Road		
Joelton, TN 37080		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Brian Joseph Fusco ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Brian Joseph Fusco, as Trustee of the BJF Trust u/d/a August 5, 2026, its successors and assigns. The real estate is described as follows:

A CERTAIN TRACT OF LAND LOCATED IN THE 14th CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH IS SOUTH 2 DEGREES WEST, 266 FEET FROM THE NORTHEAST CORNER OF FOSTER AND THE SOUTHEAST CORNER OF A TWELVE ACRE TRACT CONVEYED TO J.W. GAMMON BY AN UNRECORDED DEED FROM WM. BONE AND WIFE, MARY BONE AND BEING THE SAME PROPERTY CONVEYED TO THE SAID WM. BONE BY DEED FROM J.L. GILLIAM AND WIFE, AS FOUND OF RECORD IN BOOK 174, PAGE 453, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 83 DEGREES 50 MINUTES, EAST 115.1 FEET TO A POINT IN THE CENTER OF EATON'S CREEK ROAD; THENCE ALONG THE CENTER OF SAID ROAD, NORTH 32 DEGREES, 51 MINUTES, EAST, 148 FEET TO A POINT; THENCE NORTH 35 DEGREES, 22 MINUTES, EAST, 125 FEET TO A POINT; THENCE NORTH 83 DEGREES, 50 MINUTES, WEST 260.4 FEET TO A POINT; THENCE SOUTH 2 DEGREES WEST, 242 FEET ALONG A HEDGE AND TREE ROW TO THE POINT OF BEGINNING, CONTAINING 1 ACRE, MORE OR LESS.

Being the same property conveyed to Brian Joseph Fusco, an unmarried man, from Dovie Ann Hall, an unmarried woman, by Warranty Deed of record in Instrument No. 20220311-0028512, dated February 17, 2022, and recorded March 11, 2022, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 5th day of August, 2026.

Affiant

Notary Public My Commission Expires: 03/05/2030

J.D. PAYNE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

This is improved property known as 6299 Eatons Creek Road, Joelton, TN 37080.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 5th day of August, 2026.

Brian Joseph Fusco, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Joseph Fusco, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 5th day of August, 2026.

Notary Public My Commission Expires: 03/05/2030

J.D. PAYNE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, R. Whitney Boyd, 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 August 5, 2026.

Date: 08/05/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on August 5, 2026.

J.D. PAYNE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public: J.D. Payne

My Commission Expires: 03/05/2030