Karen Johnson Davidson County
DEEDQC
Batch# 243150 2 pgs
06/13/2019 01:17:27 PM
Fees: $12.00 Taxes: $0.00
20190613-0056995

This instrument prepared by:
Gregg S. Treadway, BPR #029919
Treadway Legal
729 Chestnut Street
2nd Floor – Suite A
Chattanooga, TN 37402

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s): **Kathy Lynn Cutshaw & Michael Andrew Cutshaw**
Send tax notice to: **155 Hardaway Drive, Goodlettsville, TN 37072**
Map Parcel Number: **33-08/11**

ADMINISTRATOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Raymond Cutshaw, Administrator for the estate of Hazel Christine Cutshaw, Davidson County Probate Docket Number 18P-1909, pursuant to LETTERS OF ADMINISTRATION issued on January 9, 2019 and in order to carry out the provisions of the laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Hazel Christine Cutshaw, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to Kathy Lynn Cutshaw & Michael Andrew Cutshaw, as tenant in common, and their heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

Beginning at a point in the northerly margin of Hardaway Drive, at the common corner of Lots 345 and 346; thence with the margin of the same, westerly 100 feet to the beginning of a curve; thence around said curve, 39.27 feet to a point in the easterly margin of Janette Avenue; thence with the margin of the same, northwesterly 125 feet to a point; thence leaving said Drive, easterly 110.97 feet to a common corner of Lots 345-346; thence with the line between said lots, southerly 114.5 feet to a point beginning.

This conveyance is made subject to the following:

1. 1995 taxes and subsequent years.
2. Any and all conditions, restrictions, and easements of record.
3. Restrictive covenants of record in Book 4179, page 488, said Register's Office.
4. Any portion of the premises lying within the bounds of Hardaway Drive and Janette Avenue.
5. All matters affecting said premises as contained in Plat Book 3700, Pages 144-145, said Register's Office, including but not limited to, a 40-foot minimum setback line from the west line of said lot, a 30-foot minimum building setback line from the south line of the lot, a 10-foot minimum easement for utilities and drainage from the north of said lot, and a 2 ½'X30' utility anchor easement at the southeast corner of said lot.

Being the same property conveyed to Christine H. Cutshaw by Quitclaim Deed from Raymond Cutshaw of record in Book 9778, Page 160-161, Register's Office of Davidson County, Tennessee.

Being the same property vested in the heirs of Hazel Christine Cutshaw per the Affidavit of Heirship recorded in Book _____, Page _____, Register's Office of said County.

The said Hazel Christine Cutshaw having died intestate on November 25, 2016. Her estate was probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 18P-1909.

This improved property is known as 155 Hardaway Drive, Goodlettsville, TN 37072.

The said Christine H. Cutshaw is the same person as Hazel Christine Cutshaw.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

WITNESS my hand on this 3 day of JUNE, 2019

Estate of Hazel Christine Cutshaw, Deceased
Docket N⁰. 18P-1909, Seventh Circuit Court
for Davidson County, Tennessee Probate Division

BY: _____
Raymond Cutshaw, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of JUNE, 2019, before me, Gregg S. Treadway, Notary Public at Large in and for The State of Tennessee, personally appeared Raymond Cutshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

My Commission Expires 6/15/19

_____
Notary Public at Large

OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(4)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $-0-.

_____
Raymond Cutshaw, Affiant

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Sworn to and subscribed before me this 3 day of JUNE, 2019.

_____