QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 255851 DEEDQC
07/11/2019 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190711-0067817

State of Tennessee
County of
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE11th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 1-6-2022

(AFFIX SEAL)

BRIANNA BARTELSMEYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Oak Lane Law, PLLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caroline Hutchison, et al	New Owner	147-02-0 05900
(NAME)	(NAME)	
308 Binkley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caroline Hutchison, an unmarried woman, and Jolynn Hutchison and William Howard Hutchison, husband and wife, as to a life estate**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Caroline Hutchison, an unmarried woman, Danielle Nicole Patton, an unmarried woman, and Jolynn Hutchison and William Howard Hutchison, husband and wife, as to a life estate,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. Four Hundred Two (402) on the Plan of Section Two, Caldwell Hall of record in Plat Book 2900, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. This lot fronts 83.09 feet on the East side of Binkley Drive and runs back 157.1 feet on the North line and 175.5 feet on the South line to a dead line in the rear in which it measures 92.5 feet.

Being the same property conveyed to George E. Wilson, unmarried by Warranty deed from Patsy N. Moran, widow of George W. Moran of record in Book 8367, page 257, Register's Office for Davidson County, Tennessee, dated May 21, 1991 and recorded on June 05, 1991. (Value or consideration shown in aforementioned deed $90,000.00.)

Being the same property conveyed to Joe T. Breeden and wife, Virginia Ann Breeden by Quit Claim deed from George E. Wilson of record in Book 10898, page 542, Register's Office for Davidson County, Tennessee, dated March 12, 1998 and recorded on April 24, 1998. (Value or consideration shown in aforementioned deed $0.00.) Said Joe T. Breeden and Virginia Ann Breeden is deceased.

Being the same property conveyed to Jolynn Hutchison, a married woman by Quit Claim deed from Sarah Felts, a married woman conveys and quit claims her undivided one-third interest and Sally Womack, a married woman, quitclaims and conveys her undivided one-third interest of record in Instrument No. 20051118-0139597 Register's Office for Davidson County, Tennessee, dated November 09, 2005 and recorded on November 18, 2005. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Caroline Hutchison , an unmarried woman by Quit Claim deed from Jolynn Hutchison, a married woman, Retaining a life estate with her husband William Howard Hutchison of record in Instrument No. 20051227-0153246 Register's Office for Davidson County, Tennessee, dated December 21, 2005 and recorded on December 27, 2005. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 308 Binkley Drive Nashville, Tennessee 37211.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved
This is improved X property, known as 308 (House Number) Binkley Drive (Street) Nashville, TN (P.O. Address) (City or Town) 37211 (Postal Zip)

Witness my/our hands this 11th day of July, 2019.

Caroline Hutchison

Caroline Hutchison

Jolynn Hutchison

William Howard Hutchison

State of Tennessee
County of Williamson

Personally appeared before me Caroline Hutchison, Jolynn Hutchison, and William Howard Hutchison, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of July, 2019.

Notary Public
My Commission Expires: 9-6-2022



True Copy Certification

I, Brianna Bartelsmeyer Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020