Karen Johnson Davidson County
Batch# 258632 DEEDQC
07/18/2019 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190718-0070507

PREPARED BY: *Robert J. Hazard, Esq.* GULLETT SANFORD ROBINSON & MARTIN PLLC 150 THIRD AVENUE SOUTH, STE. 1700 NASHVILLE, TN 37201 615.244.4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) Actual consideration for this transfer is -$0-. **AFFIANT** Subscribed and sworn to before me on this day, July 16, 2019. Notary Public My Commission Expires: 10/1/19 ANDREW J. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
Michael Morrison Nutt and
Emily Snodgrass Nutt, Co-Trustees
3713 Sugartree Place
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number
055D F 01900 000

QUITCLAIM DEED

Michael M. Nutt and wife, Emily S. Nutt (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Michael Morrison Nutt and Emily Snodgrass Nutt, Co-Trustees of The Nutt Family Trust, dated July 16, 2019** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land and the residence and improvements thereon in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, July 16, 2019.

Michael M. Nutt

Emily S. Nutt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael M. Nutt** and **Emily S. Nutt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, July 16, 2019.

Notary Public

My Commission Expires: 8/20/19

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Woodmont Estates No. 2, as of record in Book 1130, page 99, Register's Office for said County, and parts of lots Nos. 43 and 44 on an unrecorded plan of subdivision of a tract marked "Future Development" on said plan, and described together as follows:

Beginning at a point on the westerly margin of Sugartree Place, at the common corner of Lots 732 and 74; thence with the line between said lots, westwardly 169.7 feet to a point in the easterly line of lot 43; thence with the line between lots 43 and 74; northwardly 13.5 feet to the common corner of lots 41 and 43; thence with the line between said lots 41 and 43, westwardly 15.2 feet to a point, the northeast corner of that part of lot 43 conveyed to Robert E. Bowman and wife, by deed of record in Book 1910, Page 97, said Register's Office; thence southwardly with the easterly line of said Bowman lot and the easterly line of that part of lot No. 44 conveyed to George K. Leonard, and wife, by deed of record in Book 1942, page 505, said Register's Office, 137.29 feet, more or less to a point in the westerly line of lot No. 72; thence northeastwardly, with the line between lots 72 and 44, 11.5 feet, more or less, to the southwest corner of Lot 73; thence with the line between Lots 72 and 73, southeastwardly 156.7 feet to the westerly margin of Sugartree Place, thence with the margin of said Place, northwardly along a slight curve, 159.9 feet to the beginning.

Being the same property conveyed to Michael M. Nutt and wife, Emily S. Nutt, by warranty deed from Robbie W. Sings Jr. and spouse, Karole L. Sinks, of record in Instrument No. 20060512-0056136, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 3713 Sugartree Place, Nashville, TN 37215.

True Copy Certification

I, Andrew J. Bellm, 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.

Andrew J. Bellm
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Candace M. Parker, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

C.M.P.
Notary's Signature

My Commission Expires: 3/03/2020
Notary's Seal

CANDACE M. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

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