Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mr. Thomas W. Hulme **14 Middleton Park Lane** **Nashville, TN 37215**	**Map/Parcel** **157 08 0A 027.00**	**Mr. Thomas W. Hulme** **14 Middleton Park Lane** **Nashville, TN 37215**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Dayna A. Hulme** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Thomas W. Hulme** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **12 Middleton Park Lane, Nashville, TN 37215.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch# 346868 DEEDQC
01/23/2020 09:46:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200123-0008303

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 21st day of January, 2020.

Celeste Torgerson
Notary Public
My Commission Expires: 3/7/23

CELESTE TORGERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 10 day of January, 2020.

Dayna A. Hulme by Thomas W. Hulme

Dayna A. Hulme, by Thomas W. Hulme, her agent under that certain Power of Attorney dated July 20, 2018 and recorded as Instrument Number 20200121-0007245 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas W. Hulme, in his capacity as the agent for Dayna A. Hulme under that certain Power of Attorney dated July 20, 2018 as of record as Instrument Number 20200121-0007245 in the Register's Office for Davidson County, Tennessee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 10th day of January, 2020.

Notary Public

My Commission Expires: 11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Lot 27 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

Being the same property conveyed to Thomas W. Hulme and wife, Dayna A. Hulme, by Warranty Deed dated December 3, 2003, of record as Instrument Number 20031203-0174186, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

All matters shown on the Plan of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in the document recorded in Book 6522, page 212 and amended in Book 7119, page 345, Book 9816, page 844, and in Book 10714, page 744, Register's Office of Davidson County, Tennessee.

Deeds of conveyance of record in Book 8377, pages 774, 812, and 816, all in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6505, page 881, said Register's Office.

Charter for Middleton Homeowner's Association, Inc., of record in Instrument No. 20010327-0028930, said Register's Office.