Karen Johnson Davidson County
Batch# 356283 DEEDQC
02/11/2020 08:51:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200211-0015367

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Joseph Christopher Juten** **709 Hayling Court** **Hermitage, TN 37076**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **Parcel ID:** **064160C05000**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Karen A. Juten and Christopher R. Juten, Co-Trustees of the 2017 Christopher and Karen Juten Family Trust, created by Declaration on December 28, 2017,

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Joseph Christopher Juten

HEREINAFTER called the GRANTEE, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 88 on the Plan of Section Two, Wembley Downs, of record in Plat Book 7900, Page 363, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 39.22 feet on the westerly margin of Hayling Court and extends back 102.71 feet on the southerly line and 95.83 feet on the northerly line to a broken line in the rear measuring 40.12 feet thereon.

Being the same property conveyed to Karen Alice Juten and Christopher R. Juten, Co-Trustees of the 2017 Christopher and Karen Juten Family Trust, created by Declaration on December 28, 2017 by Quitclaim Deed from Karen A. Juten, of record in Instrument No. 20180105-0001844, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Karen Alice Juten by warranty deed from Barbara B. Freese, unmarried, a/k/a Barbara Freese, by Steve Gateley, Attorney in Fact, of record in Instrument No.: 20160418-0037114, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8304, Page 623, amended in Book 8447, Page 633; Book 8587, Page 268; Book 8646, Page 529; Book 8797, Page 915; and Book 8304, Page 623 amended in Book 9522, Page 349, said Register's Office.

This conveyance is further subject to any and all recorded and unrecorded zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Note: Karen A. Juten and Karen Alice Juten are one and the same person.

This is improved property known as **709 Hayling Court, Hermitage, TN 37076.**

WITNESS OUR HANDS this the 20 day of January, 2020.

Karen A. Juten Co-Trustee
Karen A. Juten, Co-Trustee

Co-Trustee
Christopher R. Juten, Co-Trustee

STATE OF CALIFORNIA
COUNTY OF Sacramento

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **KAREN A. JUTEN and CHRISTOPHER R. JUTEN,** with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 20 day of January, 2020.

M. SODA
COMM. # 2292832
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires JUNE 13, 2023

NOTARY PUBLIC
My Commission Expires: 06/13/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 10th day of February, 2020.

DONALD K. BYRD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

NOTARY PUBLIC
My Commission Expires: 7-3-23