After Recording Return to:

ARS-33382

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Karen Johnson Davidson County
Batch# 373751 DEEDQC
03/17/2020 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200317-0029609

Map & Parcel:
082 05 0 042.00

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (ii)}
[this deed is being executed to add spouse to title]

New Owner/ Property Being Conveyed
John Hutcheson
Lynn Hutcheson
1621 5th Avenue North
Nashville, TN 37208

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 2nd day of March 2020, 2020, between LYNN HUTCHESON, a married woman as her sole and separate property, residing at 1621 5th Avenue North, Nashville, TN 37208 hereinafter referred to as "**Party of the First Part**" and JOHN HUTCHESON and LYNN HUTCHESON, husband and wife as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargains, sells remises, releases and QUIT-CLAIMS unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE SOUTHERLY 21 3/7 FEET OF LOT NO. 144 AND THE NORTHERLY 14 2/7 FEET OF LOT NO. 146 ON THE MAP OF NORTH NASHVILLE REAL ESTATE COMPANY'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO LYNN HUTCHESON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY FROM JOHN HUTCHESON, SPOUSE OF LYNN HUTCHESON BY WARRANTY DEED DATED AUGUST 6, 2014 AND RECORDED AUGUST 15, 2014 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN INSTRUMENT NO. 20140815-0074161.

PROPERTY ADDRESS: 1621 5th Avenue North, Nashville, TN 37208
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

LYNN HUTCHESON

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 2 day of March, 2020, before me personally appeared **LYNN HUTCHESON** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as their free act and deed.

NOTARY PUBLIC

THOMAS D LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 3, 2021

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

LYNN HUTCHESON

Subscribed and sworn to before me this 2nd day of March, 2020.

NOTARY PUBLIC

THOMAS D LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 3, 2021

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Melinda Alban, 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.

Melinda Alban
Signature

State of Maryland
~~County~~ City of Baltimore

Personally appeared before me, Eugenia A. Harris a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD