Karen Johnson Davidson County
Batch# 440107 DEEDQC
07/17/2020 02:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200717-0078927

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Charles M. Hutchko Sydney H. McGinnis 111 Villa View Court Brentwood, TN 37027	Wells Fargo Bank, NA 10401 Deerwood Park Blvd. Jacksonville, FL 32256	171-2-A6

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Charles M. Hutchko, a married person,** by these presents does hereby quitclaim and convey unto **Charles M. Hutchko, married and Sydney H. McGinnis, a married woman,** their heirs, successors and assigns, his rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being all of Unit No. 6 on the Plan of Condominium Site Plan, Phase I, Brentwood Villa, as shown by plat appearing of record in Plat Book 6900, Pages 4 and 5, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said unit.

Being the same property conveyed to Mathew Graves by deed from John M. Damschroder dated September 30, 2004 of record as Instrument No. 20041015-0124185, Register's Office for Davidson County, Tennessee. Candice Graves, spouse of Mathew Graves, joins in this conveyance to convey any and all marital interest she may have in said property.

Being the same property conveyed to Charles M. Hutchko, a married person, from Matthew Graves and wife, Candice Graves by Warranty Deed dated June 8, 2012 and recorded on June 13, 2012 of record in Instrument No. 20120613-0051669.

Being also known as 111 Villa View Court, Brentwood TN, 37027

STATE OF TN
COUNTY OF Williamson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 17th day of June 2020.

Affiant

My commission expires: 5/24/23
(Affix Seal)

Notary Public

SCOTT T. CRAMER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 24, 2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17th day of June, 2020.

Charles Hutchko

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Charles M. Hutchko**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of June 2020.

Notary Public

SEAN T. CRAMER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 22, 2023

My Commission Expires: 5/22/23

Wallis H. Hutchko, spouse of Charles M. Hutchko, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Wallis H. Hutchko

STATE OF COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COUNTY OF ALLEGHENY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Wallis H. Hutchko**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 22nd day of June 2020.

Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Harry M. Ruben, Notary Public
Pine Twp., AlleghenyCounty
My Commission Expires July 13, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022