THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch# 448385 DEEDQC
08/03/2020 09:33:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200803-0085031

THIS DEED WAS PREPARED SOLEY BASED ON THE INFORMATION SUPPLIED BY THE PARTIES HERETO.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Jennifer L. Hutson 1310 Overton Street Old Hickory, TN 37138	Same	053-03-0-217.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LYNN D. HUTSON and husband, DAVID H. HUTSON, each a resident of the State of Tennessee (collectively, "Grantor"), by these present, transfers and conveys unto JENNIFER L. HUTSON, an unmarried person, a resident of the State of Tennessee ("Grantee"), her heirs, successors and/or assigns, all of their rights, title and interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT A

The Subject Property is improved property known as 1310 Overton Street, Old Hickory, Tennessee 37138. The Subject Property does not serve as Grantors' marital residence. The Subject Property is conveyed to Grantee, her heirs, successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, we have hereunto set our signatures to be effective as of the 31st day of July, 2020.

GRANTOR:

LYNN D. HUTSON

DAVID H. HUTSON

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Joel S. Stampley, a Notary Public of said County and State, personally appeared LYNN D. HUTSON and DAVID H. HUTSON, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he/she executed the foregoing instrument for the purposes therein contained, by signing his/her name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 31st day of July, 2020.

Notary Public

My Commission Expires: 7/3, 2023

JOEL SHEPHERD STAMPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this transfer is Ten and 00/100 Dollars ($10.00).

AFFIANT

Sworn to and subscribed before me, this 31st day of July, 2020.

Notary Public

My Commission Expires: 7/3, 2023

JOEL SHEPHERD STAMPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot Number 160, on the Plan of the Village of Old Hickory, Section "B", of record July 16, 1948 in Plat Book 1424, Page 67, Register's Office for said County, located on the northwest corner of the intersection of Overton and Fourteenth Streets, contained 0.12 acres, more or less; to which plan reference is hereby made for a more complete description.

SUBJECT to and/or one (1) permanent easement 5 feet wide for utilities and one (1) special easement 5 feet wide for electric and/or telephone cable, together with all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to Lynn D. Hutson and husband, David D. Hutson, by Warranty Deed from Cynthia C. Brainerd and husband, Jerome James Brainerd, Jr., of record as Instrument No. 20100901-0069422, said Register's Office.