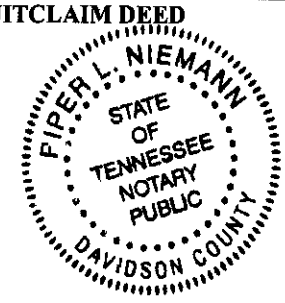
File No.

QUITCLAIM DEED



STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-07-23

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 505265 DEEDQC
10/30/2020 12:19:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201030-0126904

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huber E. Butler	Mutual of Omaha Mortgage	MAP 159
(NAME) 5527 Hillview Drive	(NAME) 3131 Camino Del Rio North Ste 190	GROUP 120
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) San Diego, California 92108	PARCEL 011.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Huber E. Butler, a widower

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Huber E. Butler, a widower

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 54 on the Plan of Oak Hill Estates, Section III, of record in Plat Book 4860, pages 3, 4 and 5, Register's Office for said County.

Said Lot No. 54 fronts 138.98 feet on the westerly side of Hillview Drive and extends back between lines 304.52 feet on the northerly side and 419.90 feet on the southerly side to a line in the rear on which it measures 180.63 feet.

Being the same property conveyed to Huber E. Butler and wife, Patricia A. Butler, by Warranty Deed from Audrey Cich, dated May 8, 1978 and filed of record in Book 5264, Page 867, in the Register's Office for Davidson County, Tennessee. Patricia A. Butler having predeceased her husband Hubert E. Butler on September 13, 2020, leaving him sole owner by operation of law.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **5527 Hillview Drive, Brentwood, Tennessee 37027.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 25th day of October, 2020.

Huber E. Butler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Huber E. Butler, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027