Karen Johnson Davidson County
Batch# 516643 DEEDQC
11/13/2020 01:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201113-0134401

Prepared by:
Jami K. Averwater
Attorney-at-law
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

Return to:
Matthew A. Hutton
2426 Dewdrop Court
Murfreesboro, TN 37128

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and Sworn before me this 9 day of November, 2020.

Notary Public
My commission expires:

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
01-03-2022
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Mattthew A. Hutton 2426 Dewdrop Court Murfreesboro, TN 37128	The same	007 00 0 126.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, **Matthew A. Hutton**, sole heir of the Estate of Dennis A. Hutton, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Matthew A. Hutton**, a married man, hereinafter the Grantee(s), all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Fox Chase Meadows, of record in Book 5200, Page 194, Register's Office for said County.

SAID Lot No. 2 fronts 365.39 feet on the northeasterly margin of Fox Chase Drive and extends back 508.80 feet on the easterly line and 408.87 feet on the northwesterly line to a dead line in the rear, measuring 79.23 feet thereon.

BEING part of the same property conveyed to Tom Carver, a single man, by deed from Tom Carver and Randy Butts, of record in Book 555, page 694, Register's Office for Davidson County, Tennessee. Being the same property thereafter conveyed to Dennis A. Hutton et ux Carol L. Hutton from Tom Carver, of record in Book 5888, page 451, in the Register's Office for Davidson County, Tennessee. Dennis A. Hutton was predeceased by Carol L. Hutton and died testate on July 26 of the year 2020. Pursuant to Affidavits of Heirship filed in the Register's Office for Davidson County in Book ___20201130134399_ *and Book* ___20201130134400___. *Matthew A. Hutton is the sole heir-at-law of Dennis A. Hutton.*

The property herein conveyed is subject to restrictive covenants of record in Book 5498, page 848, said Register's Office, and to the matters set forth in the above referenced plan of record.

The purpose of the deed is to transfer the aforementioned property out of the Estate and into Matthew A. Hutton, as sole heir.

This property is improved property known as **1812 Fox Chase Drive Goodlettsville, TN 37072.**

Witness my hand this 9 day of November, 2020.

Matthew A. Hutton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Jami K. Averwater
Notary

My commission expires: 01-03-22



Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

