Karen Johnson Davidson County
Batch# 580197 DEEDQC
03/01/2021 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210301-0025250

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 19 day of February, 2021.

Notary Public

My commission expires: 11-17-24

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Eduardo A. Hutchinson	New Owner	150120A17400CO
1408 Forrestal Way		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JENNIFER D. HUTCHINSON, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto EDUARDO A. HUTCHINSON, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 778 on the Plan of Somerset, Phase V-D, of record in Plat Book 7900, Page 670, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Eduardo A. Hutchinson and Jennifer D. Hutchinson, husband and wife, by Warranty Deed from Charlene Rena Beard, unmarried, dated 2/9/01 of record in Instrument No. 20010418-0038468, Register's Office of Davidson County, Tennessee.

Grantor and Grantee herein acknowledge that the specific intent of this instrument is to convey unto Grantee any and all interest Grantor may have in subject property, vesting title to same fully in Grantee as his sole and separate real property. Grantor hereby renounces and disclaims any marital, dower, curtesy, or homestead interests she may have in subject property, having abandoned the same.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property bears the street address of 1408 Forrestal Way, Antioch, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 19 **day of** February, 2021.

Jhutchinson

JENNIFER D. HUTCHINSON

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Jennifer D. Hutchinson, the within named Grantor(s), with whom I am personally acquainted (or 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 and official seal at office in on this 19 **day of** February, 2021.

Notary Public

My Commission Expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

