PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 640447 DEEDQC
05/20/2021 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210520-0068385

STATE OF TENNESSEE

COUNTY OF Davidson

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

W Brandon Hutchison

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF May 2021.

M. Justin Willis

Notary Public

MY COMMISSION EXPIRES: 3/8/22

(AFFIX SEAL)

M. JUSTIN WILLIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37

File No.: 21-0301

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
W. Brandon Hutchison and James C. Penny	NEW OWNER	Map: 04103002300 & 04103003300
(NAME) 1309 Dalemere Drive	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

W. BRANDON HUTCHISON, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

W. BRANDON HUTCHISON AND JAMES C. PENNY, BOTH UNMARRIED, AS TENANTS IN COMMON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Tenth (10th) Civil District of Davidson County, Tennessee, being Lot No. 125 and a portion of a reserved parcel, Dalemere Subdivision, Section 6, as of record in Book 3700, Page 22, Register's Office for said County, and more particularly described as follows:

LOT NO. 125: Beginning at an iron pin in the southerly margin of Dalemere Drive at the common corner of Lots Nos. 125 and 126; thence 306.46 feet south 7 degrees 16' east to a concrete monument; thence 181.30 feet north 70 degrees 32' east to an iron pin; thence north 23 degrees 43' west 294 feet to an iron pin in the southerly margin of Dalemere Drive; thence westerly with said margin of said Drive 95.28 feet to the point of beginning.

PORTION OF RESERVED PARCEL: Beginning at a concrete monument, being the southwesterly corner of Lot 125, thence north 70 degrees 32' east 321.30 feet to a concrete monument, being the southeast corner of Lot No. 124; thence south 17 degrees 53' east 166.11 feet to a concrete monument (being the westerly corner of Lot No. 2, Crestmont Estates, of record in Book 4675, Page 28, Register's Office for Davidson County, Tennessee); thence north 86 degrees 18' west 350 feet more or less to a concrete monument in the southeast corner of Lot No. 126, thence north 7 degrees 16' west 27 feet to the point of beginning.

Being the same property conveyed to W. Brandon Hutchison, unmarried, by deed from Alvaro A. Munoz, a married man, of record in Instrument No. 20040804-0093661, dated July 30, 2004, Register's Office for said County.

This is improved property, known as 1309 Dalemere Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 this 19 day of May, 2021.

W. Brandon Hutchison

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Brandon Hutchison, 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 this 19 day of May, 2021.

My Commission Expires: 3/8/22

Notary Public

M. JUSTIN WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.