This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37027

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 728292 DEEDQC
10/01/2021 09:12:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211001-0132095

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
George Tuttle III Georgia A. Tuttle 1240 Saxon Dr. Nashville, TN 37215	Same as New Owner	145 02 0 094.00

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **George Tuttle III and Georgia Tuttle, as Trustees for the Tuttle Family Trust**, hereinafter called Grantors, have bargained and sold, and by these presents do quitclaim, transfer and convey unto **George Tuttle III and Georgia A. Tuttle, husband and wife**, hereinafter called Grantees, their heirs and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Legal description is attached as Exhibit A

Being the same property conveyed to George Tuttle III and Georgia Tuttle, as Trustees for the Tuttle Family Trust, by deed from Jeremy S. Milton and Erin S. Milton, husband and wife, of record in Instrument No. 20200122-0007708, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject tc all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 1240 Saxon Drive, Nashville, Tennessee.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 our hands on September 24, 2021.

George Tuttle III, Trustee, Grantor

Georgia Tuttle, Trustee, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, George Tuttle III and Georgia Tuttle, as Trustees of the Tuttle Family Trust, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal on September 24, 2021.

Notary Public
My Commission Expires: Jan. 3, 2022

PATRICIA E. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 3, 2022

State of Tennessee
County of Williamson

The actual consideration or value for this transfer is $ 0.00. This deed is a transfer by the trustees of a revocable living trust to implement the distribution of the real property to trust beneficiaries.

Subscribed and sworn to before me on
September 24, 2021.

George Tuttle III, Grantee

Notary Public
My Commission Expires: Jan. 3, 2022

PATRICIA E. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 3, 2022

EXHIBIT A - LEGAL DESCRIPTION
1240 Saxon Drive, Nashville, Tennessee

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of final Plat, Revision to Lots 1,9 and 10, Tyne Estates of record in Plat at Instrument No. 20061122-0145431, revising Instrument No. 20060913-0113525, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George Tuttle III and Georgia Tuttle, as Trustees for the Tuttle Family Trust, by deed from Jeremy S. Milton and Erin S. Milton, husband and wife, of record in Instrument No. 20200122-0007708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the current year, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20061122-0145431, revising Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 130, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060915-0114437, Register's Office for Davidson County, Tennessee.
- By-Laws for Tyne Estates Homeowners' Association, Inc. of record in Instrument Number 20060915-0114571, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4145, Page 8, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7959, Page 743, in the Register's Office for Davidson County, Tennessee.
- Establishment of Exclusive Ingress, Egress Easement and Maintenance Agreement of record in instrument Number 20060915-0114572, in Instrument No. 20060915-0114573 and amended in Instrument No. 20061122-0145430, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.