QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 728387 DEEDQC
10/01/2021 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211001-0132217

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF SEPTEMBER 2021.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

DONNA L. TRENT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-20-2025

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
John and Ansley Hinton	Same	094 16 0E 021.00
(Name) 1954 Omohundro Drive Nashville, TN 37210		
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, John L. Hinton, hereinafter referred to as Grantor(s), hereby quitclaim to John Hinton and Ansley Fulcher Hinton, husband and wife, hereinafter referred to as Grantee(s), his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Unit Number 21 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842, Instrument Number 20061213-0153595, Instrument Number 20080222-0017508, Instrument Number 20080423-0041404, Instrument Number 20080507-0047102, Instrument Number 20100427-0031915, and Instrument Number 20121116-0105801, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John L. Hinton, a single man from Judson M. Allen and wife, Amanda Allen by Warranty Deed dated November 11, 2016 and recorded on November 16, 2016 in Instrument Number 20161116-0120857, Register's Office for Davidson County, Tennessee.

This is improved property known as: 716 Spence Enclave Lane, Nashville, TN 37210.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said has hereunto set his/her/their signature, on this, the 28th day of September, 2021.

John L. Hinton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

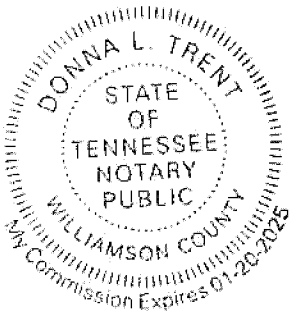
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John L. Hinton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2021.

Notary Public

My Commission Expires: 1/20/25

(SEAL)



Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 28, 2021.

Date

Christie Daniels

Affiant Signature

September 30, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of September, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY