Karen Johnson Davidson County
Batch# 766338 DEEDQC
12/02/2021 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211202-0160118

THIS INSTRUMENT PREPARED BY:

Hunter R. Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2021.

Notary Public

My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Jeremy Patrick Hutzel and/or Aubrie Michelle Hutzel, Trustees 1401 Linden Avenue Nashville, TN 37212	SAME	105-13-0-088.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeremy Patrick Hutzel and wife, Aubrie Michelle Hutzel**, hereinafter called the Grantors, for the purpose of transferring the

Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Jeremy Patrick Hutzel and/or Aubrie Michelle Hutzel, Trustees of the Jeremy & Aubrie Hutzel Living Trust, established by the Revocable Trust Agreement of Jeremy Patrick Hutzel and Aubrie Michelle Hutzel dated November 30, 2021**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

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

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

WITNESS our hands this 30th day of November, 2021.

Jeremy Patrick Hutzel

Aubrie Michelle Hutzel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Patrick Hutzel and Aubrie Michelle Hutzel, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of November, 2021.

My Commission Expires: _____

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 62A on the Plan of Resubdivision of Lot #62, Belmont Land Company's Plan, of record in Plat Book 5190, Page 381, 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 Jeremy Patrick Hutzel and wife, Aubrie Michelle Hutzel by deed from Morgan Grey Parker and Kathryn Noyes Parker, husband and wife, of record as Instrument No. 20200527-0054599, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 381, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as 1401 Linden Avenue, Nashville, TN 37212.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. Mobley, 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 November 30, 2021.

11-30-2021
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

