This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 902786 DEEDQC
08/12/2022 09:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220812-0091688

# QUITCLAIM DEED

| Address New Owners: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| David A. B. Hyde, Trustee<br>David A. B. Hyde Living Trust<br>1703 Hillmont Drive<br>Nashville, TN 37215 | same | 117 15 2B 002.00 |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, David Andrew Bulloch Hyde (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to David A. B. Hyde, Trustee, and his successors in trust, of the David A. B. Hyde Living Trust dated April 8, 2019, as amended and restated on August 10, 2022 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Hillmont, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Hillmont, a Horizontal Property Regime, of record in Instrument No. 20150505-0040982; as being amended in Instrument No. 20171213-0127141 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to David Andrew Bulloch Hyde, unmarried, by Warranty Deed from Edmund Dabney Hadley III and Margaret Bumpus Hadley, husband and wife of record at Instrument No. 20210602-0073836, in the Register's Office of Davidson County, Tennessee, dated May 27, 2021, and recorded on June 2, 2021.

The legal description is the same as the previous deed of record.

This is improved property located at 1703 Hillmont Drive Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including (i) any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record; (ii) liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann § 67-5-603, et seq.; (iii) restrictions, dedications, conditions, reservations, easements and other matters shown on the plat

of Hillmont Subdivision, as recorded in Plat Book 1424, Page(s) 37, as amended in Instrument No. 20150415-0033105; and (iv) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150505-0040982, as amended in Instrument No. 20171213-0127141.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 10th day of August, 2022.

David Andrew Bulloch Hyde, Grantor

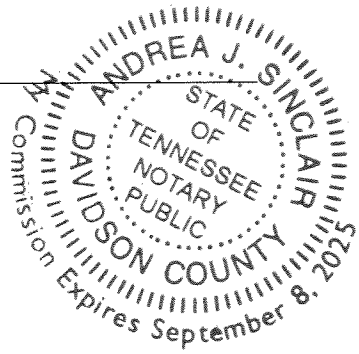
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David Andrew Bulloch Hyde, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of August, 2022.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-8-2025




STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

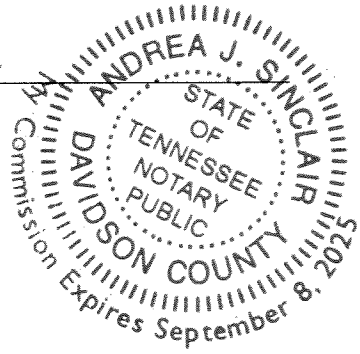
This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

David Andrew Bulloch Hyde, Affiant

Subscribed and sworn to before me this 10th day of August, 2022.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-8-2025



## CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 August 10, 2022.

Andrea J. Sinclair

Andrea J. Sinclair

08/12/2022

Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 12th day of August, 2022.

Notary Public

My Commission Expires: 7/7/2025

