Karen Johnson Davidson County
Batch# 951395 DEEDQC
12/14/2022 10:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221214-0129573

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Benjamin Turk 3808 Hutson Avenue Nashville, Tennessee 37216

Order Number: 516158-D

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **3808 Hutson, LLC, a Tennessee Limited Liability Company,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Benjamin Turk, an unmarried man,** whose address is 3808 Hutson Avenue, Nashville, Tennessee 37216, the following described real property located in the County of Davdsion, State of Tennessee and further described as follows:

Being No. Unit No. 3808, as established by Declaration of Covenants, Conditions and Restrictions for homes at 3806 Hutson Avenue, a horizontal property regime with private elements of record as Instrument No. 20160803-0080181 and being shown on plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 061140B01000CO
Street address of property: 3808 Hutson Avenue, Nashville, Tennessee 37216

PCL516158DQTC99010103

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20211115-0151463 in the Register's Office, Davidson County, Tennessee.

Signed this 13 day of October, 2022.

Signature of Grantor(s):

Benjamin Turk

Printed Name

Owner

Title

Susie J. Ingram STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 3, 2023

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 13 day of October, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Benjamin Turk in the capacity of Owner for 3808 Hutson, LLC, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Susie Ingram

Notary Public

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202212140129573

Property Address: 3808 Hutson Avenue, Nashville, Tennessee 37216
Tax Parcel: 061140B01000CO

Oath of Consideration

I or we, Benjamin Turk, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 13 day of October, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 13 day of October, 2022

Notary Public

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

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202212140129573

Tennessee Certification of Electronic Document

I, Elizabeth Farney, 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 10-13-2022 (date of document).

Affiant Signature

11/10/2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 10th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-2-2026

NOTARY'S SEAL

ELIZABETH RYAN
Notary Public, State of Texas
Comm. Expires 05-02-2026
Notary ID 126165718