Karen Johnson Davidson County
Batch# 951678 DEEDQC
12/14/2022 12:26:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20221214-0129635

PREPARED BY:

*Robert J. Hazard, Esq.*
HAZARD LAW, PLLC
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STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Actual consideration for this transfer is -$0-.

**AFFIANT**

Subscribed and sworn to before me on this day, December 14, 2022.

ROBERT J. HAZARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires FEB. 28, 2026

Notary Public

My Commission Expires:

**New Owner Address:**
John Reginald Hutchinson, Jr. and
Katherine Rice Hutchinson, Co-Trustees
904 Van Leer Drive
Nashville, TN 37220

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
132-13-0--073.00

## QUITCLAIM DEED

**John R. Hutchinson and Katherine R. Hutchinson** (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **John Reginald Hutchinson, Jr. and Katherine Rice Hutchinson, Co-Trustees of the Hutchinson Family Trust, dated December 14, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.**

*<Signature page to follow.>*

**WITNESS** my hand on this day, **December 14, 2022**.

John R. Hutchinson

Katherine R. Hutchinson

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, a Notary Public in and for said County and State, the within named **John R. Hutchinson and Katherine R. Hutchinson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 14, 2022.

Notary Public

My Commission Expires:

ROBERT T. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Oak Hill Valley or record in Plat Book 1835, Page(s) 15 and 16, 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 John R. Hutchinson and Katherine R. Hutchinson, husband and wife, from Robert K. Murphy and wife, Nancy G. Murphy, by deed of record in Instrument No. 20180709-0066246, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 904 Van Leer Drive, Nashville, TN 37220.

### CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 December 14, 2022.

Affiant Signature

12/14/2022
Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )
Sworn to and subscribed before me on this day,
December 14, 2022.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026