Karen Johnson Davidson County
Batch# 956002 DEEDQC
12/29/2022 09:02:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221229-0133433

QUITCLAIM DEED

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF DECEMBER, 2022

Notary Public

MY COMMISSION EXPIRES: March 7, 2023

(AFFIX SEAL)

This Instrument Prepared By:
Seth Cline, Collins Legal, PLC
4101 Charlotte Ave, Suite F186, Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
3808 Hutson LLC (NAME)	**NEW OWNER** (NAME)	**061140B01000CO**
3808 Hutson Avenue Nashville, Tennessee 37216 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 28th day of December, 2022, the undersigned, **BENJAMIN TURK, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **3808 HUTSON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **3808 HUTSON AVENUE, NASHVILLE, TENNESSEE 37216** and more particularly described as follows:

Land in Davidson County, Tennessee, being No. Unit No. 3808, as established by Declaration of Covenants, Conditions, and Restrictions for the 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.

Being the same property conveyed to Benjamin Turk, an Unmarried Man, by Quitclaim Deed, from 3808 Hutson, LLC, a Tennessee Limited Liability Company, of record at Instrument No. 20221214-0129573, dated the 13th day of October, 2022, and recorded on the 14th day of December, 2022.

This improved property is more commonly known as 3808 Hutson Avenue, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of December, 2022.

GRANTOR: BENJAMIN TURK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Benjamin Turk**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this the 28th day of December, 2022.

Notary Public

March 7, 2023
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY