Karen Johnson Davidson County
Batch# 962358 DEEDQC
01/19/2023 09:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230119-0004327

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 17 day of Jan, 2023.

Notary Public
My Commission Expires: 5.14.25

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Christopher Hurd, Trustee	New Owner	075-16-0A-058-00
708 Wyntree N. Hermitage, TN 37076		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frank Hurd, a married man** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Christopher L. Franklin, Trustee of the Frank G. Hurd Irrevocable Trust, dated July 12, 2019** (Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 37, on the Plan of Phase 2-A, Walden Woods, of record in Instrument 20000512-0048112, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank Hurd, a married man, by Warranty Deed from Thomas Michael Hayes and wife Young-HuiHayes, dated August 3, 2022 and filed of record in Instrument No. 20220804-0088961, Register's Office for Davidson County, Tennessee. Also see Scriveners Affidavit of record in Instrument No. 20220817-0092999, Register's Office for Davidson County, Tennessee.

Said property is not the primary residence of the grantor or his spouse.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 708 Wyntree N, Hermitage, TN 37076

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 17th day of January, 2023.

GRANTOR(S):

Frank Hurd

STATE OF
COUNTY OF Davidson

On this the 17th day of January, 2023, before me personally appeared Frank Hurd, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of ~~March, 2022.~~ Jan. 2023

Notary Public

My Commission Expires: 5.14.25
(SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Jan 17th, 2023.

Affiant
Date: January 19, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of January 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY