Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
Robert C. Ashworth
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 964158 DEEDQC
01/25/2023 09:12:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230125-0005616

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Thomas S. Hutchinson 9407 Big Horn Ridge Brentwood, TN 37027	New Owner	05216009600
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This transaction is executed in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement executed in that certain case styled **VICTORIA KATHLEEN HUTCHINSON v. THOMAS STROUD HUTCHINSON**, in the Chancery Court for Williamson County, Tennessee at Franklin, Case No. 22CV-51289. Accordingly, I, **VICTORIA K. HUTCHINSON,** hereinafter called **"Grantor"**, hereby quitclaim and convey unto **THOMAS STROUD HUTCHINSON,** his heirs, successors, representatives, and assigns, hereinafter called **"Grantee"** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Being Lot No. 43 on the Map of Marlin Meadows Subdivision, Section IV, as of record in Book 2133, Pages 66 and 67, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Thomas Hutchinson, unmarried, by Warranty Deed from Carolyn S. Dudley, unmarried, dated December 14, 2021 and recorded December 17, 2021 of record as Instrument No. 20211217-0166911, Register's Office of Davidson County, Tennessee.

This is improved property known as 815 Marlin Pass, Madison, TN 37115. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and Grantee and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 21 day of December, 2022.

GRANTOR:

Victoria K. Hutchinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **VICTORIA K. HUTCHINSON**, 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, at office, this 21 day of December, 2022.

GRACE TOTA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires: 7/21/26

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled **Victoria Kathleen Hutchinson v. Thomas S. Hutchinson**, in the Chancery Court for Williamson County, Tennessee at Franklin, Case No. 22CV-51289, and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this 24 day of ~~December~~ January, ~~2022~~. 2023

Notary Public

KRISTA M. REFNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7-12-25