Prepared by and Returnable to:
Katie M. Zipper, Esq.
Zipper Law, PLLC
217 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 965839 DEEDQC
01/30/2023 03:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230130-0006910

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Caroline Hutchison, et al 308 Binkley Drive Nashville, TN 37211	New Owner	147-02-0 05900
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq.		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Caroline Tenille Hutchison-Patton v. Danielle Nicole Patton**, Williamson County Chancery Court, Case No. 22CV-51378J. Accordingly, **Danielle Nicole Patton**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Caroline Hutchison (a/k/a Caroline Tenille Hutchison-Patton) and Jolynn Hutchison and William Howard Hutchison, husband and wife, as to a life estate,** their heirs, successors, and assigns, hereinafter called **"Grantees"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. Four Hundred Two (402) on the Plan of Section Two, Caldwell Hall, of record in Plat Book 2900, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. This lot fronts 83.09 feet on the East side of Binkley Drive and runs back 157.1 feet on the North line and 175.5 feet on the South line to a dead line in the rear in which it measures 92.5 feet.

Being the same property conveyed to Caroline Hutchison, an unmarried woman, Danielle Nicole Patton, an unmarried woman, and Jolynn Hutchison and William Howard Hutchison, husband and wife, as to a life estate, by Quitclaim Deed dated July 11, 2019, and recorded on July 11, 2019, in Instrument No. 20190711-0067817, Register's Office for Davidson County, Tennessee.

This is improved property known as 308 Binkley Drive, Nashville, Tennessee 37211. 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of November, 2022.

Grantor:

Danell Nicol Patton
DANIELLE NICOLE PATTON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DANIELLE NICOLE PATTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2022.

NOTARY PUBLIC

My commission expires: 3-7-24

LESA L. BLACKWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 the Marital Dissolution Agreement in that certain case styled **Caroline Tenille Hutchison-Patton v. Danielle Nicole Patton**, Williamson County Chancery Court, Case No. 22CV-51378J, and that there was no other consideration given for the transfer.

Lesa L Hutchison
AFFIANT

Sworn to and subscribed before me, this 26th day of January, 2023.

Lindzi Pipkin
NOTARY PUBLIC

My commission expires: 02/13/2023

LINDZI PIPKIN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY