Karen Johnson Davidson County
Batch# 971876 DEEDQC
02/17/2023 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230217-0011673

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-.

Robert Neil Hutcheson
AFFIANT

Subscribed and sworn to before me this 17th day, February 17, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/15/2026

CARTER MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

New Owner Address:
Robert Neil Hutcheson and
Rebecca Elizabeth Hutcheson, Co-Trustees
6015 Foxland Drive
Brentwood, TN 37207

Send Tax Bills To:
Robert Hutcheson, et al
1032 Tyne Blvd
Nashville, TN 37220

Map-Parcel Number:
90-8-115

QUITCLAIM DEED

Robert N. Hutcheson ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Robert Neil Hutcheson and Rebecca Elizabeth Hutcheson, Co-Trustees of the Hutcheson Family Trust, dated January 23, 2023** ("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, **February 17, 2023**.

Robert Neil Hutcheson

Robert N. Hutcheson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal, at office, on this day, February 17, 2023.

Carter Moore

Notary Public

My Commission Expires: 11/1/2026

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Being Lot #2 on the resubdivision of the northern portion of Lots 71, 72, 73, and 74, West Nashville Annex, as of record in Book 4175, page 78, Davidson County Register's Office.

Said Lot #2 is more particularly described as follows: Beginning at a concrete monument in the southerly margin of Robertson Road 150 feet west of its intersection with Spencer Avenue; thence 61 deg. 00' E 125.22 feet to a concrete monument at the beginning of a curve: thence around said curve with a radius of 25.00 feet, 39.05 feet to a concrete monument in the westerly margin of Spencer Avenue; thence along the westerly line of said avenue S 28 deg. 30' W 175.22 feet to a concrete monument; thence N 61 deg. 00' W 150 feet to a concrete monument: thence N 28 deg. 30' E 200 feet to the point of beginning.

Being the same property conveyed to Robert N. Hutcheson, Helen H. James, and Scott T. Price from Eller & Stone Company Incorporated by deed of record in Instrument No. 20101222-0101694, 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 6513 Robertson Avenue, Nashville, TN 37209.

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 February 17, 2023.

Affiant Signature

2/17/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day February 17, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/2

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY