Karen Johnson Davidson County
Batch# 971888 DEEDQC
02/17/2023 11:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230217-0011688

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
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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 on this the 17th day, February 17, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

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 37027

Send Tax Bills To:
Same

Map-Parcel Number:
039-00-0-022

QUITCLAIM DEED

Robert Neil 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 Neil 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 Neil 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: 11/18/2

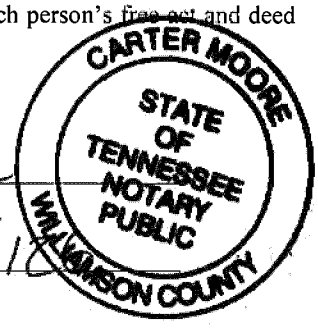


EXHIBIT A

A certain tract or parcel of land located in the First Councilmanic District of Davidson County, Tennessee, and being shown as Map 39, Parcel 22, Property Tax Assessor's Office of Davidson County, Tennessee and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, dated March 4, 2008, being more particularly described as follows:

The point of beginning being a set iron rod on the south margin of U.S. Highway 41-A as shown on right of way plans obtained from State of Tennessee Highway Department Sheet No. I 5 of project 517-A dated May 1930; same point being the southeast corner of Daniel L. Cotter of record in Deed Book 4892, page 115, Register's Office of Davidson County, TN and common corner of the herein described tract;

Said iron rod being located from an existing concrete highway monument along a curve to the left with an arc length of II.35 feet and with a radius of 1191.00 feet;

Thence continuing with a curve turning to the left with an arc length of 279.66 feet, with a radius of 1191.00 feet, with a chord bearing of South 60° 01' 54" East, with a chord length of 279.02', passing an existing concrete highway monument at 77.40 feet to a point;

Thence South 66° 45' 31" East, a distance of 132.60 feet to a point;

Thence South 23° 14' 29" West, a distance of 5.0 feet to a point;

Thence South 66° 45' 31" East, a distance of 68.40 feet to a point;

Thence with a curve turning to the right with an arc length of 304.47 feet with a radius of 1096.00 feet with a chord bearing of South 58° 48' 01" East, with a chord bearing of South 58° 48' 01" East, with a chord length of 303.49 feet to a point;

Thence South 50° 50' 31" East, a distance of 532.90 feet to a point in the existing asphalt of the entrance of Dry Fork Road;

Thence with a curve turning to the right with an arc length of 47.33 feet with a radius of 1382.50 feet with a chord bearing of South 49° 51' 41" East with a chord length of 47.33 feet to a set iron rod in the margin of said U.S. Highway 41-A and being the common corner of Jeffrey A. Ball, Sr. of record as Instrument No. 20030709-0094426, R.0.D.C.;

Thence with said Ball South 01° 26' 10" West, passing the center line of Ball's existing gravel drive service existing residence at 23.17 feet and continuing a total distance of 110.48 feet to a set iron rod in an old existing road bed;

Thence with said old road bed South 04° 56' 35" East, a distance of 38.09 feet to a set iron rod being the southeast corner of this tract and northeast corner of Gary A. Brown of record in Deed Book 11419, page 635, R.O.D.C.;

Thence leaving said Jeffrey Ball, Sr. and old road bed, and with the common line of said Brown North 86° 37' 17" West passing a set nail in the center line of the existing asphalt of said Dry Fork Road at 38.30 feet, an iron rod set as a witness point at the top of a ridge in the center of an existing trail at an additional 952.07 feet, a total distance of 1797.28 feet to a point in an existing lake and the common corner of W. Foster Dugas, Jr. of record as Instrument No. 20071210-0142414, R.0.D.C.,

Thence along said Dugas with a line surveyed by John Kohl and Company, PC., dated December 18, 1997, North 03° 22' 43" East, a distance of 396.00 feet to a set iron rod;

Thence North 16° 37' 17" West, a distance of 319.00 feet to a set iron rod in the south line of Cylman D. Smith of record in Deed Book 4753, page 201; R.O.D.C., and being the common corner of this tract and said Dugas;

Thence with said Cylman North 88° 08' 05" East, a distance of 301.30 feet to an existing 5/8" iron rod and common corner to this tract and said Cylman and in the line of Daniel L. Cotter;

Thence with said Cotter South 01° 36' 27" East a distance of 389.58 feet to a set iron rod;

Thence North 41° 19' 38" East, a distance of 447.68 feet to a set iron rod;

Thence North 42° 18' 29" East, a distance of 178.95 feet to a set iron rod which is the point of beginning, having an area of 1014070.5 square feet, 23.28 acres more or less.

Being the same property conveyed to Robert Neil Hutcheson from Michael R. Carver II by deed of record in Instrument No. 20100702-0052039, 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 5461 Clarksville Pike, Whites Creek, Tennessee 37189.

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: 11/18/26

CARTER MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY