Karen Johnson Davidson County
Batch# 986542 DEEDQC
03/30/2023 09:24:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230330-0023047

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

X-0545
Box #14

QUITCLAIM DEED

Address New Owner as Follows:	**Map and Parcel Numbers:**	**Send Tax Bills to:**
1703 Porter Road Townhouse Corporation c/o Julieanne Hutchison and David Hutchison 1703 Porter Rd., Unit A Nashville, Tennessee 37206	072150F90000CO	New Owner

For and in consideration of the sum of One Dollar ($1.00) paid by **1703 Porter Road Townhouse Corporation**, a Tennessee Nonprofit Corporation ("**Grantee**"), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hostettler Realty, LLC**, a Tennessee Limited Liability Company ("**Grantor**"), does hereby transfer and quitclaim unto Grantee all of Grantor's interests in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being all of the common and limited common elements shown on the Plat for 1703 Porter Road Townhomes, a Horizontal Property Regime with Private Elements, which Plat is attached as "Exhibit A" to the Declaration of Covenants, Conditions, and Restrictions for 1703 Porter Road Townhomes, a Horizontal Property Regime with Private Elements, recorded as Instrument No. 20130214-0015198 in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Grantor by warranty deed dated January 27, 2012, from James S. McLean and Elizabeth A. McLean, individuals, recorded as Instrument No. 20120131-0008525, said Register's Office.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The preparer makes no warranties or representations regarding the status of

title to the property.

IN WITNESS WHEREOF, this instrument has been executed this 28 day of March, 2023.

Hostettler Realty, LLC,
a Tennessee Limited Liability Company

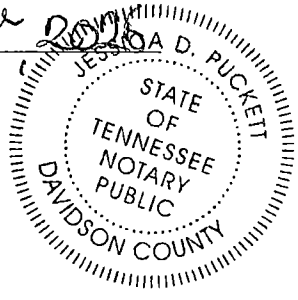
Will Hostettler, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Will Hostettler**, with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who upon oath acknowledged that they are the authorized agent of **Hostettler Realty, LLC**, the within named bargainor, and that they as such authorized agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as its authorized agent.

Witness my hand and official seal this 28th day of MARCH, 2023.

Jessica D. Puckett
Notary Public
My Commission Expires: Sept. 8th 2026



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 28th day of MARCH, 2023.

Jessica D. Puckett
Notary Public
My Commission Expires: Sept. 8th 2026

