Hutchison Davidson County
1008018 DEEDWARR
05/26/2023 09 09 10 AM 3 pgs
Fees $17 00 Taxes $0 00
20230526-0039782

Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

ROBERT W. HUTCHISON, ET UX

TO: WARRANTY DEED

ROBERT W. HUTCHISON and BEVERLY B. HUTCHISON, Trustees of the HUTCHISON FAMILY REVOCABLE TRUST, dated May 18, 2023

THIS DEED OF REALTY, executed as of the 18th day of May, 2023, by Grantors, ROBERT W. HUTCHISON and BEVERLY B. HUTCHISON, husband and wife, to Grantees, ROBERT W. HUTCHISON and BEVERLY B. HUTCHISON, Trustees of the HUTCHISON FAMILY REVOCABLE TRUST, dated May 18, 2023, and any amendments thereto,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1031 Draughon Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170907-0092196 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Robert W. Hutchison and Beverly B. Hutchison, husband and wife, by Warranty Deed from HHP Investment Partners, LLC, a Tennessee Limited Liability Company, dated July 26, 2018, and recorded July 30, 2018, of record in Instrument No. 20180730-0074204, in the Register's

Office for Davidson County, Tennessee.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

That Grantors (1) covenants that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

ROBERT W. HUTCHISON Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ROBERT W. HUTCHISON, 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 and seal at office this the 18th day of May, 2023.

My Commission Expires:

1-4-27.

Notary Public

JOHN FORREST KELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BEVERLY B. HUTCHISON Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, BEVERLY B. HUTCHISON, 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 and seal at office this the 18th day of May, 2023.

My Commission Expires:

1-4-27.

Notary Public

JOHN FORREST KELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owners Name
And Mailing Address:

Robert W. Hutchison and
Beverly B. Hutchison, Trustees of the
Hutchison Family Revocable Trust
1031 Draughon Avenue, Unit A
Nashville, TN 37204

Send Tax Bills To:

BANK OF AMERICA
4500 Amon Carter Blvd.
Ft. Worth, TX 76155

Property Address:

1031 A Draughon Avenue
Nashville, TN 37204

Map and Parcel No.:

118-09-0N-001.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).