Karen Johnson Davidson County
Batch# 1010415 DEEDQC
06/02/2023 09:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230602-0041686

Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $ 0

Kurtis Ryan Lammers
Signed on 2023/06/01 16:29:03 -6:00

Affiant

D SHAYNE ADAIR
Tennessee Notary Public
Online Notary Public
Williamson County, State Of Tennessee
My Commission Expires Jun 14, 2026
Notary Stamp 2023/06/01 14:29:03 PST 2565086A5454

Subscribed and sworn to before me this 1st day of June, 2023.

D Shayne Adair
Signed on 2023/06/01 16:29:03 -6:00

Notary Public
My commission expires:

Notarial act performed by audio-visual communication

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Allen Bolden and Kaila Bolden	New Owner	
2025 B Hutton Drive		106-13-3-002.00-CO
Nashville, TN 37210		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Hutton Investments, LLC, a limited liability comapny,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Michael Allen Bolden and Kaila Bolden, husband and wife,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit B of the Homes at 2025 Hutton Drive, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at 2025 Hutton Drive of record in Instrument No. 20220511-0053905, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Homes at 2025 Hutton Drive, as shown on Exhibit "A" to the Declaration of record in Instrument No. 20220511-0053905, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Hutton Investments, LLC, a limited liability company, by Warranty Deed from Estate of Claudia Gayle Raby, dated November 30, 2021 and recorded December 13, 2021 in Instrument No. 20211213-0164468, as corrected in Instrument No. 20221118-0122854, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2025 B Hutton Drive, Nashville, TN 37210.**

Witness our hands this 1st day of June, 2023.

Hutton Investments, LLC

Kurtis Ryan Lammers

Signed on 2023/06/01 16:29:03 -6:00

Kurtis Ryan Lammers, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Remotely appeared before me, the undersigned, a Notary Public in and for said County and State, by means of an interactive two-way audio and video communication, the within named Kurtis Ryan Lammers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Hutton Investments, LLC, a limited liability company, and that he is authorized by Hutton Investments, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tenne[illegible] 2023.

D SHAYNE ADAIR
Tennessee Notary Public
Online Notary Public
Williamson County, State Of Tennessee
My Commission Expires Jun 14, 2026

Notary Stamp 2023/06/01 14:29:03 PST 2565060A54B4

Signed on 2023/06/01 16:29:03 -6:00

Notary Public
My Commission Expires: _____

Notarial act performed by audio-visual communication

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

Witness our hands this 1 day of June, 2023.

Hutton Investments, LLC

Michael Allen Bolden, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Allen Bolden, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Hutton Investments, LLC, a limited liability company, and that he is authorized by Hutton Investments, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2023.

Notary Public
My Commission Expires: 6/14/26

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or 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 6/1/2023.

D. Shayne Adair

6/1/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 **day of** June, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026