Karen Johnson Davidson County
Batch# 1070288 DEEDWARR
11/13/2023 10:34:00 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231113-0088022

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 154 00 0 103.00

WARRANTY DEED

Property Address & New Owner:
BRENDA J. HUTCHINS, Trustee
BRENDA J. HUTCHINS
REVOCABLE LIVING TRUST
8681 Griffith Road
Nashville, TN 37221

Mail Tax Statement to:
Brenda J. Hutchins
8681 Griffith Road
Nashville, TN 37221

The **GRANTOR, BRENDA J. HUTCHINS,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

BRENDA J. HUTCHINS, Trustee of the
BRENDA J. HUTCHINS REVOCABLE LIVING TRUST,
dated October 23, 2023

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED FOR COMPLETE DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to WILLIAM R. HUTCHINS, III and wife, BRENDA J. HUTCHINS, by Quitclaim Deed of record at Instrument No. 20061214-0154160 in the Register's Office of Davidson County, Tennessee. Said WILLIAM R. HUTCHINS, III died on January 15, 2017, and property passed to BRENDA J. HUTCHINS as surviving tenant by the entirety.

This is improved property, known as 8681 Griffith Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 23rd day of October, 2023, by the undersigned.

Brenda J. Hutchins

BRENDA J. HUTCHINS

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **BRENDA J. HUTCHINS,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 23rd day of October, 2023.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Brenda J Hutchins
AFFIANT

Subscribed and sworn to before me this 23rd day of October, 2023.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025

EXHIBIT "A"

TRACT I:

LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON UNRECORDED SURVEY OF GEORGE UNDERWOOD, TENNESSEE R.L.S. NO. 1299, DATED NOVEMBER 27, 1980, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE CENTER OF GRIFFITH ROAD, WHICH ROAD HAS A RIGHT-OF-WAY OF 60 FEET AT THIS POINT, 3/10TH OF A MILE FROM ITS INTERSECTION WITH THE CENTERLINE OF POPLAR CREEK ROAD, MEASURED IN A SOUTHEASTERLY DIRECTION FROM SAID INTERSECTION; THENCE, LEAVING THE CENTER OF GRIFFITH ROAD SOUTH 81° 59' EAST, 743.78 FEET TO AN IRON PIN; THENCE ALONG A FENCE ROW SOUTH 41° 18' EAST, 297.00 FEET TO AN IRON PIN; THENCE CONTINUING ALONG SAID FENCE ROW SOUTH 69° 32' EAST, 816.27 FEET TO A HICKORY IN FENCE ROW; THENCE SOUTH 34° 16' WEST, 206.16 FEET TO A TREE IN FENCE ROW; THENCE ALONG SAID FENCE ROW SOUTH 40° 36' WEST, 197.67 FEET TO AN IRON PIN; THENCE NORTH 70° 30' WEST 1,504.40 FEET ALONG THE BOUNDARY COMMON TO THIS PROPERTY AND PROPERTY OF P.E. GRIFFITH, ET UX., AS RECORDED IN BOOK 3952, PAGE 508, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO AN IRON PIN IN THE CENTER OF GRIFFITH ROAD; THENCE ALONG THE CENTER OF SAID GRIFFITH ROAD NORTH 04° 34' WEST 432.00 FEET TO THE POINT OF BEGINNING, CONTAINING 16.662 ACRES.

TRACT II:

BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 154, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN DAVIDSON COUNTY, TENNESSEE, BOUNDED IN GENERAL BY NEAL CARTER ON THE NORTH, J.T. STIBOR ON THE EAST, AND WILLIAM HUTCHINS ON THE SOUTH, AND LYING EAST OF GRIFFITH ROAD NEAR ITS INTERSECTION WITH POPLAR CREEK ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN J.T. STIBOR'S SOUTHWEST LINE, SAID PIN BEING A NORTHEAST CORNER OF THE WILLIAM HUTCHINS' PROPERTY; THENCE LEAVING SAID STIBOR AND WITH HUTCHINS' NORTH LINE NORTH 82 DEG. 00 MIN 37 SEC WEST 403.94 FT. TO A POINT IN NEAL CARTER'S SOUTH LINE; THENCE LEAVING HUTCHINS AND WITH SAID CARTER NORTH 80 DEG. 28 MIN. 34 SEC. EAST 101.57 FT. TO AN IRON PIN; THENCE SOUTH 82 DEG. 6 MIN. 45 SEC. EAST 271.33 FT. TO AN IRON PIN IN J.T. STIBOR'S SOUTHWEST LINE; THENCE LEAVING CARTER AND WITH SAID STIBOR SOUTH 41 DEG. 2 MIN. 17 SEC. EAST 47.35 FT. TO THE POINT OF BEGINNING, CONTAINING 0.239 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, R.L.S.# 1444, DATED 5/12/86.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING THREE OUT-CONVEYANCES:

TRACT CONVEYED TO P. MICHAEL RICHARDSON, UNMARRIED, OF RECORD IN BOOK 7183, PAGE 470, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 154, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN DAVIDSON COUNTY, TENNESSEE, BOUNDED IN GENERAL BY GRIFFITH ROAD ON THE WEST, TRACT 8 ON THE POPLAR CREEK AND GRIFFITH ROAD DIVISION ON THE SOUTH, AND TRACT 6 OF SAID DIVISION ON THE EAST AND NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EAST MARGIN OF GRIFFITH ROAD,SAID PIN BEING LOCATED IN THE NORTH LINE OF TRACT 8 OF THE POPLAR CREEK AND GRIFFITH ROAD DIVISION; THENCE WITH THE NORTH LINE OF TRACT 8 SOUTH 70° 30' 00" EAST 234.96 FEET TO AN IRON PIN; THENCE SOUTH 71° 11' 56" EAST 670.04 FEET TO AN IRON PIN IN THE WEST LINE OF TRACT 6 OF THE AFOREMENTIONED DIVISION; THENCE LEAVING TRACT 8 AND WITH TRACT 6 FOR THE FOLLOWING 5 CALLS: NORTH 19° 30' 00" EAST 158.70 FEET TO AN IRON PIN; NORTH 69° 29' 25" WEST 57.28 FEET TO AN IRON PIN; NORTH 41° 19' 09" WEST 337.68 FEET TO AN IRON PIN; NORTH 82° 06' 45" WEST 242.79 FEET TO AN IRON PIN; SOUTH 80° 28' 34" WEST, PASSING AN IRON PIN AT 404.92 FEET, IN ALL 430.01 FEET TO A POINT IN THE CENTER OF GRIFFITH ROAD; THENCE LEAVING TRACT 6 AND WITH THE CENTER OF SAID ROAD SOUTH 04° 37' 03" EAST 82.20 FEET TO A POINT, THE NORTHWEST CORNER OF TRACT 8, THENCE LEAVING SAID ROAD AND WITH TRACT 8 SOUTH 70° 30' 00" EAST 27.39 FEET TO THE POINT OF BEGINNING, CONTAINING 5.05 ACRES, MORE OR LESS, AND BEING PART OF DEED BOOK 6372, PAGE 425, REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE DATED 5/10/86.

TRACT CONVEYED TO NEAL W. CARTER OF RECORD IN BOOK 7199, PAGE 412, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 154, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN DAVIDSON COUNTY, TENNESSEE, BOUNDED IN GENERAL BY GRIFFITH ROAD ON THE WEST, NEAL CARTER ON THE NORTH, AND THE WILLIAM HUTCHINS' REMAINDER ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A P-K NAIL IN THE CENTERLINE OF GRIFFITH ROAD, SAID NAIL BEING THE SOUTHWEST CORNER OF THE NEAL CARTER PROPERTY; THENCE LEAVING SAID ROAD AND WITH SAID CARTER'S SOUTH LINE SOUTH 82° 00' 37" EAST 338.76 FEET TO A POINT; THENCE LEAVING CARTER SOUTH 80° 28' 34" WEST PASSING AN IRON PIN AT 306.71 FEET, IN ALL 331.80 FEET TO A POINT IN THE CENTERLINE OF GRIFFITH ROAD; THENCE WITH SAID CENTERLINE NORTH 04° 37' 03" WEST 102.32 FEET TO THE POINT OF BEGINNING, CONTAINING 0.388 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE DATED 5/12/86.

TRACT CONVEYED TO P. MICHAEL RICHARDSON AND KAREN S. RICHARDSON OF RECORD IN BOOK 8736, PAGE 282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE EAST MARGIN OF GRIFFITH ROAD, SAID PIN BEING LOCATED IN THE SOUTH LINE OF TRACT 4 OF THE POPLAR CREEK AND GRIFFITH ROAD DIVISION; THENCE LEAVING SAID MARGIN AND WITH THE SOUTH LINE OF TRACT 4, N 80 DEG. 28 MIN. 34 SEC. E 408.28 FT. TO AN IRON PIN; THENCE S 82 DEG. 06 MIN. 45 SEC. E 271.33 FT. TO AN IRON PIN IN A FENCE IN J.T. STIBOR'S SOUTH LINE; THENCE LEAVING TRACT 4 AND WITH SAID STIBOR AND NEAR FENCE S 41 DEG. 02 MIN. 17 SEC. E 47.35 FT. TO AN IRON PIN; THENCE S 41 DEG. 19 MIN. 09 SEC. E 297.00 FT. TO AN IRON PIN; THENCE FIRST WITH STIBOR AND THEN WITH MILTON SAWYER S 69 DEG. 29 MIN. 25 SEC. E, PASSING AN IRON PIN AT 781.90 FT., SAWYER'S SOUTHEAST CORNER, IN ALL 816.01 FT TO A 24" HICKORY IN P.E. GRIFFITH'S EAST LINE; THENCE WITH SAID GRIFFITH AND NEAR A FENCE S 34 DEG. 15 MIN. 57 SEC. W 206.33 FT. TO A 24" BLACK GUM; THENCE S 40 DEG. 37 MIN. 22 SEC. W 15.51 FT. TO AN IRON PIN, THE NORTHEAST CORNER OF TRACT 8 OF THE AFOREMENTIONED DIVISION; THENCE LEAVING GRIFFITH AND WITH THE NORTH LINE OF TRACT 8, N 70 DEG. 30 MIN 00 SEC. W 716.53 FT. TO AN IRON PIN; THENCE N 19 DEG. 30 MIN 00 SEC. E, PASSING AN IRON PIN AT 18.94 FT., THE SOUTHEAST CORNER OF TRACT 7 OF THE AFOREMENTIONED DIVISION, IN ALL 177.64 FT. TO AN IRON PIN; THENCE CONTINUING WITH TRACT 7 FOR THE FOLLOWING 4 CALLS: N 69 DEG. 29 MIN. 25 SEC. W 57.28 FT. TO AN IRON PIN; N 41 DEG. 19 MIN. 09 SEC. W 337.68 FT. TO AN IRON PIN; N 82 DEG. 06 MIN. 45 SEC. W 242.79 FT TO AN IRON PIN; S 80 DEG. 28 MIN. 34 SEC. W, PASSING AN IRON PIN AT 404.92 FT., IN ALL 430.01 FT. TO A POINT IN THE CENTER OF GRIFFITH ROAD; THENCE LEAVING TRACT 7 AND WITH THE CENTERLINE OF SAID ROAD N 04 DEG. 37 MIN. 03 SEC. W 50.18 FT. TO A POINT, THE SOUTHWEST CORNER OF TRACT 4; THENCE WITH TRACT 4 N 80 DEG. 28 MIN. 34 SEC. E 25.09 FT. TO THE POINT OF BEGINNING, CONTAINING 5.04 ACRES, MORE OR LESS, AND BEING PART OF DEED BOOK 6372, PAGE 425 AND BOOK 6811, PAGE 351, REGISTERS OFFICE FOR DAVIDSON COUNTY, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, R.L.S. # 1444 DATED 5/10/86.