Karen Johnson Davidson County
Batch# 1070288 DEEDWARR
11/13/2023 10:34:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231113-0088023

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

Map & Parcel: 154 00 0 038.00

WARRANTY DEED

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

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

The **GRANTOR, BRENDA 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:

A certain tract or parcel of land in the 9th Civil District, County of Davidson, State of Tennessee, described as follows: to-wit:

Beginning at an iron stake in the northeast corner of P. E. Griffiths 9.47 acre tract; thence North 89° 01' East 99.9 feet to a stake in the fence line; thence North 74° 33' East 67.9 feet to a stake by bush; thence North 37° 6' 65 feet to a stake in fence; thence South 73° East 1618 feet to the center of Griffith Road; thence with the center of said road, thence South 7° East 470 feet to a point in the center of the road, thence South 87° 30' East 1295 feet to the point of beginning, containing 8.94 acres, more or less.

Being the same property conveyed to WILLIAM HUTCHINS and BRENDA HUTCHINS, husband and wife, by Warranty Deed of record at Instrument No. 20150127-0007808 in the Register's Office for Davidson County, Tennessee. Said WILLIAM HUTCHINS died on January 15, 2017, and property passed to BRENDA HUTCHINS as surviving tenant by the entirety.

This conveyance is made subject to Restrictive Covenants of record in Book 6736, page 106 and that portion of the premises embraced within the bounds of

Griffith Road, all in said Register's Office.

This is improved property known, as 0 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 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 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

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: _____

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