QUITCLAIM DEED

Karen Johnson
Batch # 1083010
12/18/2023 10:36:34 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20231218-0097254

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of December, 2023 .

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Frank Hutchison, Jr., An Unmarried man,	Frank Hutchison, Jr., An Unmarried man,	7-15-17
(NAME)	(NAME)	
2012 Graceland Drive	2012 Graceland Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20232068

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Frank Hutchison, Jr., Unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Frank Hutchison, Jr, and Frank Hutchison, III, and Patrick R Hutchison and W Brandon Hutchison,, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 55, Section 3, Grizzard Manor, as of record in Plat Book 4675, page 40, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Frank Hutchison, Jr, by Warranty Deed from James C. Andrews and Mary H. Andrews, husband and wife,, dated December 14, 2032 and filed of record in Instrument No. 20231218-0097252, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4755, page 905, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Subject to an easement for sanitary sewage pump and service lines appearing of record in Instrument No. 20021112-0139814, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2012 Graceland Drive, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand 14 day of December, 2023 .

Frank W Hutchison Jr.

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Frank Hutchison, Jr., 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, at office, this 14th of December, 2023.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027