Karen Johnson
Batch # 1103465
02/22/2024 09:59:12 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240222-0012125

THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF ANY TITLE EXAMINATION, AND PREPARER DOES NOT RENDER ANY OPINION AS TO TITLE.

This Instrument prepared by: John Paul Stevens, Attorney 6489 N Quail Hollow, Suite 102, Memphis, TN 38120

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 0/100 dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR, **CRUSE NOLEN TUTTLE, AN UNMARRIED WOMAN**, does hereby bargain, sell, transfer and quit claim unto the GRANTEE, **CRUSE NOLEN TUTTLE and WILLIAM HEDERICK TUTTLE, wife and husband**, all of GRANTOR'S right, title and interest in a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

See attached Exhibit "A" Legal Description

This being the same property conveyed to Grantor, by Warranty Deed of record in 20160414-0035627 in the Register's Office of Davidson County, Tennessee.

Grantor warrants and affirms that they are one and the same person formerly referred to as Cruse Bevill, an unmarried man as that was a typographical error contained in the previous conveyance deed. At the time of the execution and recording of the previous conveyance deed, Cruse Bevill was an unmarried woman. Cruse Bevill and Cruse Nolen Tuttle are one and the same person. The purpose of this conveyance deed is to transfer the subject property from the Grantor to the Grantee to create ownership as tenants by the entirety.

This conveyance is made subject to all taxes, easements, and encumbrances of record. This Instrument was prepared without benefit of a title search, and the preparer gives no opinion as to title. The legal description herein is the same as found in the previous deed of record and the preparer makes no certifications as to the accuracy of the description. This conveyance is made for the sole purpose of transferring the property to the revocable living trusts created by the Grantors and for which the Grantors are the Trustees.

IN TESTIMONY WHEREOF, Grantor has executed this instrument the 12th day of February, 2024.

[Signature Page(s) Attached]

Cruse Nolen Tuttle

CRUSE NOLEN TUTTLE

STATE OF Tenn
COUNTY OF Shelby

On this 12th day of Feb, 2024, before me personally appeared CRUSE NOLEN TUTTLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and seal, this 12th day of Feb, 2024.

Notary Public

BLANCHARD ETUAL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission expires:
6/28/27

FOR RECORDING INFORMATION ONLY
****

Property Address:
5906 A Carl Place
Nashville, TN 37209

Tax Parcel No.: 091 06 oT 001.00

Mail tax bills to new owner at:
Cruse Nolen Tuttle and
William Hederick Tuttle
5906 A Carl Place
Nashville, TN 37209

After recording return to:
Delta Title Services, LLC
6489 N. Quail Hollow Rd., Ste. 102
Memphis, TN 38120

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, this is a tax-exempt transfer pursuant to T.C.A §67-4-409(a)(1)(C)(vi).

(Affiant) Margaret Cowens

Subscribed and sworn to before me this 12 day of Feb, 2024.

Notary Public

BLANCHARD ETUAL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires
6/28/27

Exhibit "A" – Property Legal Description

Land in Davidson County, Tennessee, being Unit 1 of, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150922-0096027, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150922-0096027, and Bylaws appended thererto as Exhibit "C", said Registers's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.