Karen Johnson Davidson County
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Fees: $12.00 Taxes: $0.00
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This document prepared by: Lynn Newcomb
Attorney at Law
106 Spring Street, Suite 102
Ashland City, TN 37015

Kenneth E. Hutton, Executor of the Estate of Terry L. Hutton

TO: Kenneth E. Hutton
5220 B 011 Higdon Rd
Joelton TN 37080

MAP & PARCEL: 038 00 0 088.00

SEND TAX BILLS TO: NEW OWNER

QUITCLAIM DEED

For no monetary consideration but for settlement of the Estate of Terry L. Hutton, Kenneth E. Hutton, Executor of the Estate of Terry L. Hutton, unmarried, Grantor herein, does by these presents quitclaim and convey unto Kenneth E. Hutton, unmarried, Grantee herein, and his heirs and assigns, the real property located in Davidson County, Tennessee, to wit:

Located in the 14th District of said County:
Tract 1: Bounded on the North by lands of J.E. Carney Heirs; on East by lands formerly owned by William Noland; on the South by Carney Road and on West by other lands of Rucker and Setters, containing 5 acres, more or less, located at the junction of Marrowbone and Carney Roads.
Tract 2: Beginning at Renfrow's N.E. corner; running northerly with Bill Rowland and John Carney line to the Spring Branch; thence with the Spring Branch, west to the edge of the new Pike; thence S. with said pike to Renfrow's line; thence easterly with the Renfrow line, to the beginning, containing 13 acres, more or less.
Tract 3: Beginning at Henry Holt's N.W. corner in Joe Carney's line; running in a southerly direction said Carney's line to the center of the ridge to a small chestnut tree in Carney's line; thence E. to a black oak near the old road to John Carney's line; thence with said John Carney's line to the beginning, containing 3 acres, more or less.
But there is included in the above description, but excluded from this conveyance a tract of 1.96 acres of land conveyed to Robert E. Harwell by deed from Thomas E. Carson, of record in book 1019, page 399, Register's Office of said county.

Being the same property conveyed but reserving a life estate to Terry L. Hutton by warranty deed from Mildred Evelyn Hutton, of record in Book 5315, page 636, Register's Office of Davidson County, Mildred Evelyn Hutton having since died on January 9, 2022, vesting the property in Terry L. Hutton. Terry L. Hutton having since died on October 29, 2022, vesting the property in Kenneth E. Hutton under the terms of his Last Will and Testament of record in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, File No. 23P828.

This conveyance is made subject to such liens, encumbrances, restrictions, or other matters as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 27th day of March, 2024.

KENNETH E. HUTTON,
EXECUTOR OF THE ESTATE
OF TERRY L. HUTTON

DEBRA K DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, KENNETH E. HUTTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged himself to be Executor of the Estate of Terry L. Hutton, and is authorized to execute this instrument on behalf of the Estate, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY hand, at Nashville, TN, Davidson County, Tennessee, this the 27th day of March, 2024.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 9, 2027

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is EXEMPT.

Grantee/Affiant

SWORN to and subscribed before me
this the 27th day of March, 2024.

NOTARY PUBLIC

DEBRA K DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: My Commission Expires July 9, 2027

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS INSTRUMENT AND THUS NO OPINION, ADVICE, OR WARRANTY AS TO THE STATUS OF TITLE IS MADE BY THE PREPARER.