Karen Johnson
Batch # 1117306
04/02/2024 12:29:50 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240402-0022945

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

TAMARA JO JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-19-2025

STATE OF TENNES
COUNTY OF Wilson)

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Cynthia Guthoerl

Affiant

Subscribed and sworn to before me, this 16th day of March 2024.

Tamara Jo Jacobs

Notary public

My commission Expires: 03/19/25

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Cynthia Guthoerl Living Trust 295 Delvin Drive Antioch, TN 37013	Cynthia Guthoerl Living Trust 295 Delvin Drive Antioch, TN 37013	Map 109 Parcel 212

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Cindy W. Guthoerl, does hereby quitclaim, transfer and convey unto Cynthia W. Guthoerl, as Trustee of the Cynthia Guthoerl Living Trust dated March 16, 2024, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to William M. Guthoerl, and wife, Cindy W. Guthoerl, from Linda K. McGraw, by Warranty Deed dated and recorded on May 3, 2001, as Document No. 20010503-0045756, Register's Office for Davidson County, Tennessee. After having taken title as tenants by the entirety, upon the death of William M. Gutheorl, Cindy W. Guthoerl became the sole owner in fee simple.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 12174 Old Hickory Blvd., Hermitage, Tennessee 37076

Witness my hand this 16th day of March 2024.

Cindy Guthoerl

Cindy W. Guthoerl

STATE OF TENNESSEE)
) ss.
COUNTY OF Wilson)

Personally appeared before me, Tamara Jo Jacobs, Notary Public, Cindy W. Guthoerl, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, March 16, 2024.

[Seal]

TAMARA JO JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-19-2025

Tamara Jo Jacobs
, Notary Public
My commission expires: 03/19/2025

EXHIBIT "A"
LEGAL DESCRIPTION

Land in the Twelfth Councilmanic District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the westerly margin of Old Hickory Boulevard, said point of beginning being the Southeast corner of this tract and also being the Northeast corner of the Chris Street property of record in Book 8179, page 360, R.O.D.C.,Tn. thence with Street's line N82°57'01"W 888.93' to an existing iron pin; thence leaving Street N03°11'07"E 253.06' to an existing corps of Engineers Monument, thence with the line of F.A.McIntire Sr. property of record in Book 5915, page 710 and page 712 S82°58'31"E 854.93' to an existing iron pin on the westerly margin of Old Hickory Boulevard; thence with the same S04°21'56"E 257.96' to the point of beginning, containing 5.06 acres more or less.

Being the same property conveyed to Cynthia Jane Hampton by deed of record in Book 6228, page 418,