Karen Johnson Davidson County
Batch# 1159467 DEEDWARR
07/18/2024 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240718-0054068

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F)). William Hutto Elisabeth Cutrer Affiant Sworn to and subscribed before me this July 17, 2024 Notary Public Comm Exp:

This Instrument Prepared by: Robert M. Pautienus III
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
WILLIAM B. CUTRER and ELISABETH CUTRER, Trustees		
CUTRER FAMILY TRUST dated June 24, 2024	SAME AS NEW OWNER	118-01-0-O-002.00CO
907 Caruthers Avenue		
Nashville, TN 37204		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, WILLIAM B. CUTRER and ELISABETH A. CUTRER (Grantors), husband and wife, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to WILLIAM B. CUTRER and ELISABETH CUTRER, Trustees of the CUTRER FAMILY TRUST dated June 24, 2024 (Grantee), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of The Plan of 905 Caruthers Avenue Townhomes a Townhouse Planned Unit Development, as shown on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20130625-0065123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to WILLIAM B. CUTRER and ELISABETH A. CUTRER, husband and wife, by WILLIAM H. SMALLMAN, by Warranty Deed of record in Instrument Number 20140110-0002584, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20130625-0065123, Register's Office County, Tennessee.

- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20130625-0065123, 20130626-0065592, and Instrument Number 20130801-0080369, and Instrument Number 20131120-0119591 Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

The improved property is known as 907 Caruthers Avenue, Nashville, TN 37204

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on July 17, 2024.

William B. Cutrer

Elisabeth A. Cutrer

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM B. CUTRER and ELISABETH A. CUTRER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 17, 2024.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 17, 2024.

7/17/24

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 17th day of July, 2024.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025