Karen Johnson Davidson County
Batch# 1161202 DEEDQC
07/24/2024 09:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240724-0055798

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Affiant

TRENT LINVILLE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

Sworn to and subscribed before me this 18th of July, 2024.

Notary Public
My Commission Expires: 5/21/25

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 18th of July, 2024, among:

MICHAEL WAYNE HUTTON AND EVA MARIE HUTTON, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MICHAEL W. HUTTON AND EVA MARIE HUTTON, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE MICHAEL AND EVA HUTTON LIVING TRUST DATED MARCH 27, 2020,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Being Unit B of Lot 5 on the Plan of The Reserve at Seven Points, Lot 1 through 41 and Open Spaces A through H, a Horizontal Property Regime with Private Elements, Established by the Declaration of Covenants, Conditions, and Restrictions for The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H of record in Instrument 20171004-0101710 and amended in Instrument 20180323-0027343 to reference plat and shown on Amendment of record in Instrument 20201203-0140407 and amending Plat of record in Instrument 20180223-0017267, RODCT, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Michael Wayne Hutton and Eva Marie Hutton, husband and wife, by Warranty Deed from Frank Batson Homes, Inc., dated August 31, 2021, and recorded September 3, 2021, at Instrument No. 20210903-0118662, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 5007 Harbor Reserve Cove, Hermitage, TN 37076.

THIS DEED has been prepared solely upon information furnished by **Michael Wayne Hutton and Eva Marie Hutton.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

MICHAEL WAYNE HUTTON

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Michael Wayne Hutton**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th of July, 2024.

Trent Linville, Notary Public
My Commission Expires: 5/21/25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EVA MARIE HUTTON

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Eva Marie Hutton**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th of July, 2024.

Trent Linville, Notary Public
My Commission Expires: 5/21/25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Michael W. Hutton and Eva Marie Hutton, Trustees
Michael and Eva Hutton Living Trust dated March 27, 2020
5007 Harbor Reserve Cove
Hermitage, TN 37076

Responsible Party For Taxes:

Michael W. Hutton and Eva Marie Hutton, Trustees
Michael and Eva Hutton Living Trust dated March 27, 2020
5007 Harbor Reserve Cove
Hermitage, TN 37076

Tax Map and Parcel: 110020B05700CO

Certificate of Authenticity

I, Trent Linville, 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 7|18|2024.

Date

T Linville

Affiant Signature

7|18|2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 18th day of July, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

