Karen Johnson Davidson County
Batch# 1168310 DEEDQC
08/13/2024 09:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240813-0060931

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 8, 2024.

Notary Public

My Commission Expires:

ELIZABETH GREENE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2026

New Owner Address:
Dutton Family Trust
1001 Greenwich Park
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117130B16300CO

QUITCLAIM DEED

William P. Dutton and Darlene Dutton, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Dutton Family Trust**, dated August 8, 2024 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 8, 2024**.

William P. Dutton

Darlene Dutton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **William P. Dutton and Darlene Dutton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 8, 2024.

Notary Public

My Commission Expires: _____

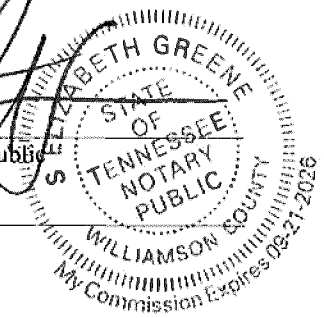


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1001 on the Plan of Abbottsford, Phase 2, Revision, as of record in Plat Instrument No. 20010502-0044874, as revised in Instrument No. 20020305-0027572, and corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William P. Dutton and Darlene Dutton, husband and wife, from Peaches Gunter Blank, unmarried, by deed of record in Instrument No. 20210428-0056736, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1001 Greenwich Park, Nashville, TN 37215.

S. Elizabeth Greene ECG **CERTIFICATE OF AUTHENTICITY**

I, ~~Robert J. Hazard,~~ Esq., do hereby make oath that I am a licensed attorney and 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 August 8, 2024.

Affiant Signature

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 8, 2024.

Notary Public

My Commission Expires:

ROBERT J. HAZARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires FEB. 28, 2025