Karen Johnson Davidson County
Batch# 1169203 DEEDQC
08/14/2024 12:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0062121

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Michael J. Sutter, Affiant

Subscribed and sworn to before me this
13th day of August, 2024.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NO.
Michael J. Sutter, Trustee 300 Churchill Court Nashville, TN 37205	Same	Map: 129-04 Parcel: 1

WHEREAS, Michael J. Sutter and wife, Cathy A. Sutter, acquired an interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto, the "Property," as tenants by the entirety; and

WHEREAS, Cathy A. Sutter died on May 12, 2024, and by operation of law, Cathy A. Sutter's interest in the Property vested in Michael J. Sutter.

NOW THEREFORE and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Michael J. Sutter**, the "**Grantor**", does hereby convey and quitclaim unto **Michael J. Sutter, Trustee of the Michael**

J. Sutter Revocable Trust dated August 13, 2024, a trust, the "**Grantee**", all of Grantor's interest in the Property.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the Property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 13th day of August, 2024.

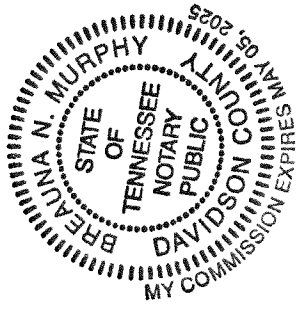
Michael J. Sutter

Michael J. Sutter

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Michael J. Sutter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 13th day of August, 2024.



Notary Public
My Commission Expires: 05/05/2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Churchill Subdivision, of record in Book 7900, page 822, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael J. Sutter and wife, Cathy A. Sutter, by Warranty Deed from Churchill Development Corporation, of record in Book 9838, pages 781-783, dated October 17, 1995, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 300 Churchill Court, Nashville, Tennessee 37205.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 August 13, 2024 (date of document).

Affiant Signature

8-14-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

