Karen Johnson Davidson County
Batch# 1172359 DEEDQC
08/20/2024 03:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240820-0063957

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Michael Allen Bolden
2025 B Hutton Dr
Nashville, TN 37210

Send Tax Bill to:
New Owner

Map/Parcel Number
106-13-3Q 002.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2024.

Notary Public

JUSTIN MOONEYHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

My Commission Expires:
4/17/28

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Hutton Investments, LLC**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO Michael Allen Bolden, HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as **2025 B Rosemary Lane Nashville, TN 37210**

IN WITNESS WHEREOF, the undersigned has executed this instrument this 19th day of August, 2024.

Hutton Investments, LLC

By: _____
Allen Bolden, Member

By: _____
Kurtis Lammers, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Allen Bolden and Kurtis Lammers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the members of the within named bargainor, a LLC, and that they, as such members, executed the foregoing instrument for the purposes therein contained by signing the name of the Hutton Investments, LLC by the said Allen Bolden and Kurtis Lammers as such member.

Witness my hand and official seal this 19th day of August, 2024.

My commission expires: 9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit B of Homes at 2025 Rosemary Lane, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20221205-0126558, Register's Office for said County, and being shown on plan attached thereto as Exhibit "A", to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Hutton Investments, LLC, by deed dated 05/02/2022, from Reta Gardner, unmarried, of record in Instrument No. 20220511-0053903, Register's Office for said County.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 08/19/2024.

Affiant Signature

08/20/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY