Karen Johnson Davidson County
Batch# 1189541 DEEDQC
10/03/2024 10:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241003-0076757

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**.

Whitley Hill
Affiant

Sworn to and subscribed before me this 19th day of September, 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).

TRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 19th day of September, 2024, among:

WHITLEY A. SETRAKIAN AND HUSBAND, ALAN W. HILL,

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

AND

ALAN HILL AND WHITLEY HILL, TRUSTEES OF THE HILL FAMILY TRUST DATED SEPTEMBER 19, 2024,

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 Lot No. 3 and the south triangular part of Lot No. 2 on the Map of George C. Nolan's Subdivision of a 10-acre tract in the 11th District of Davidson County, Tennessee, and partly described from a survey of James A. Hamilton, Jr., September 4, 1950, as follows:

Beginning at an iron pin in the west margin of Camellia Place, formerly Newton Avenue, 147.5 feet south of the southwest corner of said Place and Log Cabin Road; thence westerly 217.28 feet to an iron pin at the southwest comer of Lot No. 2; thence along the rear line of Lot No. 3 south 6-3/4 degrees East 100 feet to the corner of Lots No. 3 & 4; thence with the line between said lots easterly 220 feet to the westerly margin of Camellia Place; thence with said Place, northerly 128 feet to the beginning.

Being the same property conveyed to Whitley A. Setrakian and husband, Alan W. Hill by Warranty Deed from Lannie B. Holland and wife, Dianne H. Holland, dated March 17, 2008, and recorded April 14, 2008, at Instrument No. 20080414-0037831, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 4613 Camellia Place, Nashville, TN 37216.

THIS DEED has been prepared solely upon information furnished by **Whitley A. Setrakian and Alan W. Hill.** 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.

Whitley A. Setrakian

WHITLEY A. SETRAKIAN

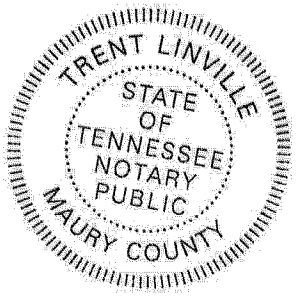
State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Whitley A. Setrakian**, 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 19th day of September, 2024.

T Linville

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



Alan W. Hill

ALAN W. HILL

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Alan W. Hill**, 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 19th day of September, 2024.

T Linville

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



Owner Name & Property Address:

Alan Hill and Whitley Hill, Trustees
Hill Family Trust dated September 19, 2024
4613 Camellia Place
Nashville, TN 37216

Responsible Party For Taxes:

Alan Hill and Whitley Hill, Trustees
Hill Family Trust dated September 19, 2024
4613 Camellia Place
Nashville, TN 37216

Tax Map and Parcel: 061-08-0-102.00

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 09/19/2024.

Date

T Linville

Affiant Signature

09/19/2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 19th day of September, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

