Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Hurd Family Trust dated October 9, 2024 7317 Autumn Crossing Way Brentwood, TN 37027	**181 10 0B 030.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **James Hurd and Kimberly Hurd, husband and wife** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Hurd Family Trust dated October 9, 2024** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **7317 Autumn Crossing Way, Brentwood, TN 37027**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 9th day of October, 2024.

KATIE CELLETTI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: June 20, 2027

Karen Johnson Davidson County
Batch # 1194707 DEEDQC
10/17/2024 10:15:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20241017-0080543

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 9th day of October, 2024.

James Hurd

Kimberly Hurd

Kimberly Hurd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Hurd and Kimberly Hurd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of October, 2024.

Notary Public

My Commission Expires:
JUNE 20, 2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being all of Lot No. 13, Final Subdivision Plat, Centex at Concord, Phase 1, according to plat and survey of same appearing of record in Instrument No. 20051011-0122364, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to James and Kimberly Hurd, husband and wife, by deed of record as Instrument Number 20200408-0036891, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.