Karen Johnson Davidson County
Batch# 1198556 DEEDQC
10/30/2024 09:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241030-0083350

This Instrument Prepared By:
Brandon R. Meredith
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
The Hutchins TCP Trust Charles M. Hutchins, Trustee Susan C. Hutchins, Trustee 2828 Lakeside Meadows Circle Mt. Juliet, TN 37122	Same	110-03-0A 122.00-CO

FOR AND IN CONSIDERATION of other monetary consideration, we, Charles M. Hutchins and Susan Hutchins, husband and wife, (the "Grantors"), do hereby quitclaim, transfer and convey all of our interest in and to the following described property to The Hutchins TCP Trust (the "Grantee"), said property being certain tracts or parcels of land in the County of Davidson, State of Tennessee, and more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Final Plat of Phase 3, Lakeside Meadows, a Cluster Lot Development of record at Instrument No. 20150406-0029421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Charles M. Hutchins and Susan Hutchins, husband and wife, from The Jones Company of Tennessee, L.L.C., by Special Warranty Deed dated December 23, 2015, of record at Instrument Number 20151229-0130604, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens, covenants, restrictions and encumbrances of record.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 28th day of October, 2024.

CHARLES M. HUTCHINS

SUSAN HUTCHINS

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Christina Baker, a Notary Public in and for said County and State, aforesaid, personally appeared Charles M. Hutchins and Susan Hutchins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Hendersonville, Sumner County, Tennessee, this 22nd day of October, 2024.

NOTARY PUBLIC

My Commission Expires: 06.20.28

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi), as a transfer from the Grantors to a revocable living trust created by Grantors, and valuation unto pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(E).

Affiant

Sworn to and subscribed before me
This 28th day of October, 2024.

Notary Public

My Commission Expires: 06.20.28

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Brandon R. Meredith, 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 October 28, 2024.

Affiant Signature

10.28.24
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 28 day of October, 2024.

Notary's Signature

My Commission Expires: 06.20.25.

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY