Name and Address of New Owner:
George Craig Hutchinson and Nicole Fanelli
2221B Carter Avenue
Nashville, TN 37206

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1209141 DEEDQC
12/02/2024 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241202-0093352

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 104-02-0B-002-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **George Craig Hutchinson,** "the Grantor," convey and quitclaim any interest they have unto **George Craig Hutchinson and Nicole Fanelli, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Land in Davidson County, Tennessee, being Unit Number 2 on the Plan of Kingston Place Condominiums, as shown on Site Plan Exhibit to Master Deed as of record in Book 6423, Page 353, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to George Craig Hutchinson by Warranty Deed dated January 24, 2014 from Mark Aitken, unmarried, recorded February 5, 2014 in Instrument No. 20140205-0010266 in the Register's office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 26th day of November, 2024.

_____(SEAL)
George Craig Hutchinson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, George Craig Hutchinson, the within named bargainor, 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 official seal this 26th day of November, 2024.

JOHN ALFRED BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 26th day of November, 2024.

_____
Notary Public
My commission expires: _____

File # 2024-7412-RS

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/2/24 (date of document)

Regina Sullo

Affiant Signature

December 2, 2024

Date

State Of TN

County of Davidson

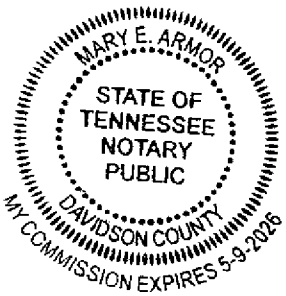
Sworn and subscribed before me this 2 day of December, 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202412020093352