Karen Johnson Davidson County
Batch# 1220219 DEEDQC
12/27/2024 08:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241227-0100177

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026
(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH24-08706

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mary Hutchison, Avras Babiry, and Ivy Paige Hutchison 405 Wauford Drive Nashville, TN 37211	New Owners	147-01-0-133.00

QUITCLAIM DEED

THIS INDENTURE made between, **Michael R. Hutchison and Mary Hutchison, his wife**, hereinafter "First Party", and **Mary Hutchison, Avras Babiry, and Ivy Paige Hutchison**, hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 527 on the Plan of Caldwell Hall, Section IX, of record in Book 3300, Page 25, Register's Office for said County,

Said Lot No. 527 fronts 80 feet on the Southwesterly side of Wauford Drive and extends back 201.4 feet on the Northwesterly line and 199.8 feet on the Southeasterly line to a dead line in the rear on which it measures 80.02 feet.

Being the same property conveyed to Michael R. Hutchison and Mary Hutchison, his wife by Warranty Deed from Helen E. Vincion Coleman and William E. Coleman, her husband of record in Book 6005, page 117, Register's Office for Davidson County, Tennessee, dated February 09, 1983 and recorded on February 10, 1983. See divorce action filed in the Third Circuit Court for Davidson County, Tennessee at Nashville, Case No. 23D1075.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 405 Wauford Drive, Nashville, TN 37211.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS our hands this 17th day of December, 2024.

Michael R. Hutchison

Mary Hutchison

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael R. Hutchison and Mary Hutchison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 17th day of December, 2024.

Notary Public

My commission expires: 8/19/28

W BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathleen Cannon, 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 December 17, 2024.

Kathleen C
Custodian's Signature

12.26.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON