REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch # 1225850 DEEDQC
01/13/2025 03:51:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250113-0002702

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 9th DAY OF January 2025.

NOTARY PUBLIC
COMMISSION EXPIRES:

LAURA L SOCCORSO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2028
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Hughes K. Hill and Roberta H. Hill, Trustees
3141 Harborwood Drive
Nashville, TN 37214

108-12-B-015.00

NEW OWNER:
Hughes K. Hill and Roberta H. Hill, Trustees
3141 Harborwood Drive
Nashville, TN 37214

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 9th day of January, 2025 between KENNETH H. HILL AND WIFE ROBERTA H. HILL (hereinafter referred to as "GRANTOR") and HUGHES K. HILL AND ROBERTA H. HILL, AS TRUSTEES OF THE HUGHES AND ROBERTA HILL LIVING TRUST dated February 4, 2019 (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being Lot No. 28 on the plan of Harborview, Phase I-A, Section One,, as shown on a map of record in Plat Book 6900, Page 583, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Hughes K. Hill and Roberta H. Hill, as Trustees of The Hughes And Roberta Hill Living Trust dated February 4, 2019 by Quitclaim Deed from Kenneth H. Hill and wife Roberta H. Hill dated September 9, 2024 and filed September 10, 2024 of record in Instrument No. 20250910-0069705, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters of record in the Register's Office for Davidson County, Tennessee.

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 3141 Harborwood Drive, Nashville, TN 37214. In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control. The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

KENNETH H. HILL

ROBERTA H. HILL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared KENNETH H. HILL AND WIFE ROBERTA H. HILL, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 9K day of January, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:_____

LAURA L SOCCORSO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2028
DAVIDSON COUNTY