Karen Johnson Davidson County
Batch# 1229453 DEEDQC
01/23/2025 08:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250123-0005154

| | |
|---|---|
| **This Instrument Prepared By:**<br><br>Linville Estate Law<br>830 Crescent Centre Dr., Suite<br>320 Franklin, TN 37067<br><br>**After Recording Return To The Above.** | The actual consideration for this transfer is $0.<br><br>Affiant<br><br>Sworn to and subscribed before me this 16th day of January, 2025.<br><br>TRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY<br><br>Notary Public<br>My Commission Expires: 5/21/25<br><br>**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).** |

# QUITCLAIM DEED

**THIS INDENTURE**, made this 16th day of January, 2025, among:

**MARK L. NORTHCUTT AND PATRICIA NORTHCUTT, HUSBAND AND WIFE,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**MARK NORTHCUTT AND PATRICIA NORTHCUTT, TRUSTEES OF THE NORTHCUTT FAMILY TRUST DATED JANUARY 16, 2025,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee**").

**WITNESSETH:**

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 702, on the Plan of Phase One of Abbottsford, a planned unit development, as of record in Book 6250, pages 419, 420 and 421, amended in Book 6771, page 683 and Book 6755, page 269, Register's Office for Davidson County, Tennessee, and corrected by Surveyors Certificate of Correction of record in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made.**

**Being the same property conveyed to Mark L. Northcutt and Patricia Northcutt, husband and wife, by Warranty Deed from John H. Selby, Jr. and wife, Sandra Kay Selby, dated August 8, 2014, and recorded August 12, 2014, at Instrument No. 20140812-0072570, in the Register's Office for Davidson County, Tennessee.**

**This improved property is situated at 702 Overton Park, Nashville, TN 37215.**

**THIS DEED** has been prepared solely upon information furnished by **Mark L. Northcutt and Patricia Northcutt.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**MARK L. NORTHCUTT**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Mark L. Northcutt**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of January, 2025.

Trent Linville, Notary Public
My Commission Expires: 5/21/25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

**PATRICIA NORTHCUTT**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Patricia Northcutt**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of January, 2025.

Trent Linville, Notary Public
My Commission Expires: 5/21/25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

**Owner Name & Property Address:**

Mark Northcutt and Patricia Northcutt, Trustees
Northcutt Family Trust dated January 16, 2025
702 Overton Park
Nashville, TN 37215

**Responsible Party For Taxes:**

Mark Northcutt and Patricia Northcutt, Trustees
Northcutt Family Trust dated January 16, 2025
702 Overton Park
Nashville, TN 37215

## Tax Map and Parcel: 117130B05600CO

Certificate of Authenticity

I, Trent Linville, 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 1/16/2025.

Date

T Linville

Affiant Signature

1/16/2025

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 16th day of January, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

