Karen Johnson Davidson County
Batch # 1231104 DEEDQC
01/28/2025 02:44:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250128-0006611

Map-Parcel Numbers
147-01-0
133.00

QUITCLAIM DEED

FROM: MARY HUTCHISON, AVRAS BABIRY, and IVY PAIGE HUTCHISON

THIS INSTRUMENT PREPARED BY:

TO: MARY HUTCHISON, AVRAS BABIRY, and IVY PAIGE HUTCHISON, as joint tenants with rights of survivorship

CHEATHAM, PALERMO & GARRETT
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

Mary Hutchison, Avras Babiry,
and Ivy Paige Hutchison
405 Wauford Drive
Nashville, TN 37211

SEND TAX BILLS TO:

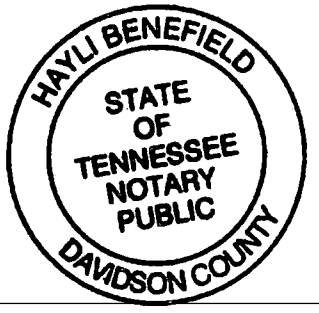
Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, and in order to correct an omission in the prior Deed at Instrument No. 20241227-0100177 in Register's Office for Davidson County, Tennessee.

Rose Palermo

Sworn to and subscribed before me this 27th day of January, 2025.



Hayli Benefield
NOTARY PUBLIC

My Comm. Expires: 11/2/26

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and in order to correct an

omission in the prior Deed at Instrument No. 20241227-0100177 in Register's Office for Davidson County, Tennessee, MARY HUTCHISON, AVRAS BABIRY, and IVY PAIGE HUTCHISON have bargained and sold and by these presents does transfer and quitclaim to MARY HUTCHISON, AVRAS BABIRY, and IVY PAIGE HUTCHISON, as joint tenants with rights of survivorship, their heirs, successors and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, 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 Southerwesterly 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 MARY HUTCHISON, AVRAS BABIRY, and IVY PAIGE HUTCHISON, as joint tenants with rights of survivorship, by deed from MARY HUTCHISON, AVRAS BABIRY, and IVY PAIGE HUTCHISON, of record at Instrument No. 20241227-0100177, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

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

WITNESS my hand this 27 day of January, 2025.

Mary Hutchison
MARY HUTCHISON

Avras Babiry
AVRAS BABIRY

Ivy Paige Hutchison
IVY PAIGE HUTCHISON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named MARY HUTCHISON, AVRAS BABIRY and IVY PAIGE HUTCHISON, bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness ~~my hand~~ this 21th day of January, 2025.

HAYLI BENEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Hayli Benefield
NOTARY PUBLIC

My Comm. Expires: 11/2/26

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.