Karen Johnson Davidson County
Batch# 1240778 DEEDQC
02/26/2025 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250226-0014226

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Sam Ivan Hulse III
AFFIANT

Subscribed and sworn to before me on this day, February 26, 2025.

Courtney M. Hall
Notary Public

My Commission Expires:

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-19-2027

New Owner Address:
Hulse Family Trust
608 Andrew Rucker Lane
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
161 14 0A 019.00

QUITCLAIM DEED

Sam Ivan Hulse, III and wife, Rebecca T. Hulse, as tenants by the entirety (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Hulse Family Trust**, dated February 26, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **February 26, 2025**.

Sam Ivan Hulse, III

Rebecca T. Hulse

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Sam Ivan Hulse, III and Rebecca T. Hulse**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 26, 2025.

Notary Public

My Commission Expires: _____



EXHIBIT A

Being Lot No. 19 on the Plan of Subdivision for Phase I of Trible Springs Estates, as of record in Book 6900, Page 313, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Sam Ivan Hulse, III and wife, Rebecca T. Hulse, as tenants by the entirety, from HBO Group, a partnership composed of Leon Hampton, Dorris Barnes, and Roy B. Osborne, by deed of record in Book 7670, Page 447, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 608 Andrew Rucker Lane, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 February 26, 2025.

Elaheh Z. Wiles
Affiant Signature

2/26/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, February 26, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027