Karen Johnson
Batch # 1242706
03/04/2025 08 46 52 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250304-0015892

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is an exempt transfer.

Affiant

Subscribed and sworn to before me, this 27th day of February 2025.

Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Cody Guthoerl 272 Cumberland Circle Nashville, TN 37214	Cody Guthoerl 272 Cumberland Circle Nashville, TN 37214	Map 109 Parcel 212

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Cody Guthoerl, as Trustee of the Cynthia Guthoerl Living Trust March 16, 2024, does hereby quitclaim, transfer and convey unto Cody Guthoerl, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Cynthia W. Guthoerl, as Trustee of the Cynthia Guthoerl Living Trust dated March 16, 2024, from Cindy W. Guthoerl, by Quitclaim Deed dated March 16, 2024, and recorded on April 2, 2024, as Document No. 20240402-022945, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 12174 Old Hickory Blvd., Hermitage, Tennessee 37076

Witness my hand this 27th day of February, 2025.

Cody Guthoerl, as Trustee of the Cynthia Guthoerl Living Trust March 16, 2024, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Cody Guthoerl, Trustee and Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, February 27, 2025.

[Seal]



Justin Gilbert, Notary Public
My commission expires: 05/20/2025

EXHIBIT "A"
LEGAL DESCRIPTION

Land in the Twelfth Councilmanic District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the westerly margin of Old Hickory Boulevard, said point of beginning being the Southeast corner of this tract and also being the Northeast corner of the Chris Street property of record in Book 8179, page 360, R.O.D.C.,Tn. thence with Street's line N82°57'01"W 888.93' to an existing iron pin; thence leaving Street N03°11'07"E 253.06' to an existing corps of Engineers Monument, thence with the line of F.A.McIntire Sr. property of record in Book 5915, page 710 and page 712 S82°58'31"E 854.93' to an existing iron pin on the westerly margin of Old Hickory Boulevard; thence with the same S04°21'56"E 257.96' to the point of beginning, containing 5.06 acres more or less.

Being the same property conveyed to Cynthia Jane Hampton by deed of record in Book 6228, page 418,