Karen Johnson Davidson County
Batch# 1248478 DEEDQC
03/20/2025 11:02:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250320-0020381

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Karen J. Hutchens, Trustee 704 Canebrake Drive Nashville, TN 37209	Same	103 10 036.00

Quitclaim Deed to Trustee

Grantor: Karen S. Hutchens
Grantee: Karen J. Hutchens, Trustee of the Revocable Trust of Karen J. Hutchens, dated February 11, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 35 on the Plan of Brookside Courts, Section 4, Addition 4, of record in Book 2083, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen Juanita Salhany Hutchens by deed from Kraig Edward Hutchens, of record in Instrument Number 20060209-0016270, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 704 Canebrake Drive, Nashville, TN 37209.

"Karen S. Hutchens" and "Karen J. Hutchens" are one and the same person.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Karen S. Hutchens
Karen S. Hutchens, Grantor

State of Tennessee
County of Sumner

On March 18, 2025, personally appeared before me, Karen S. Hutchens, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K. Bedwell
Notary Public
My commission expires: 4/24/2027

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Karen J. Hutchens, Trustee
Grantee

Sworn to and subscribed before me on March 18, 2025.

Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 March 18, 2025.

Signature

3/18/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 18, 2025.

Notary's Signature
My Commission Expires: 4/26/2027

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER