THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Christopher L Tuttle
302 Tampa Dr.
Nashville, TN 37211

Send Tax Bill to:
New Owner

Map/Parcel Number
133-16-0 096.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $60,000.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 2 day of June, 2025.

Notary Public

My Commission Expires:
3-20-28

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Hugo Eguizabal, unmarried,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **CHRISTOPHER TUTTLE,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as **302 Tampa Dr. Nashville, TN 37211.**

Karen Johnson Davidson County
Batch# 1283857 DEEDQC
06/10/2025 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20250610-0045614

IN WITNESS WHEREOF, the undersigned has executed this instrument this 2nd day of June, 2025.

Hugo Eguizabal

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hugo Eguizabal,** the 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 and official seal this 2nd day of June, 2025.

My commission expires: 7/17/28

Notary Public

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Kenilworth Estates, Section 3, Final Plat of record in Plat Book 2900, page 149 & 150, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Said Lot No. 41 fronts 81 feet on the Northeasterly side of Tampa Drive, and extends back between parallel lines 142 feet to a dead line measuring 83 feet thereon.

Being the same property conveyed to John D. Aldred and wife, Betty A. Aldred, by deed dated 06/15/1966, from William T. Smith and wife, Bertha I. Smith, of record in Book 4026, page 415, Register's Office for said County. All title and interest in said property having been divested out of John David Aldred and reinvested into Betty Jean Aldred by Decree of Absolute Divorce in the Fourth Circuit Court for Davidson County, Tennessee, rule number 60468, of record in Book 4499, page 206, Register's Office for Davidson county, Tennessee.

The said John D. Aldred and John David Alred being one and the same person.
The said Betty Jean Aldred, Bettie Jean Morris, and Betty A. Aldred being one and the same person.

Also being the same property conveyed to Deborah Jean Tuttle, a three-quarter undivided interest, and to Timothy Wayne Aldred, a one-quarter undivided interest, by deed dated 09/05/2006, from Bettie Jean Morris, a unmarried woman, reserving a Life Estate for herself and for Deborah Jean Tuttle, of record in Instrument No. 20060911-0111874, Register's Office for said County.

The said Bettie Jean Morris having died on 12/04/2009, thus terminating her life estate interest.
The said Deborah Jean Tuttle having died intestate on 12/10/2023. See Affidavit of Heirship of record in Instrument No. _202506100045612____, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/2/2025.

Affiant Signature

6/10/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY