Karen Johnson Davidson County
Batch# 1312885 DEEDQC
08/20/2025 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250820-0066746

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(D). Affiant Sworn to and subscribed before me this August 11th 2025. Notary Public Comm Exp: 6/9/2029

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
ANTHONY KEITH HATCHELL and JESSICA LEIGH POIRIER HATCHELL, Trustees		
HATCHELL FAMILY TRUST dated May 29, 2025		
111 Fern Avenue	SAME AS NEW OWNER	031-00-0-097 .00
Nashville, Tennessee 37207		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -$10.00- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, ANTHONY HATCHELL and JESSICA HATCHELL, a married couple (Grantors), do hereby quitclaim, transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to ANTHONY KEITH HATCHELL and JESSICA LEIGH POIRIER HATCHELL, Trustees of the HATCHELL FAMILY TRUST dated May 29, 2025, and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the center of Ingram Lane at the intersection of the center line of said Lane and the \Western boundary line of the property conveyed to \V.R. Masters and wife, Et Al, by deed from \William J. Hagewood and wife, of record in book 2083, Page 101, register's office for said County; thence in a Westerly direction with center line of Ingram Lane 436 feet to a point in the center of Ingram Lane to the beginning point being

the Northeast comer; thence in a \Westerly direction with the center of said road 275-112 feet being the Northwest corner; thence in a Southerly direction 81 feet to a sycamore tree on the North bank of a branch; thence Southerly 213 feet to a cedar being the Southwest comer; thence Easterly 125-1/2 feet to an ash tree in the fence line; thence in a Northeasterly direction 76 feet to a large cedar in the fence line being the Southeast corner; thence Northerly I 33 feet to a large elm in a fence line; thence 7' Northerly 118 feet to a point in the center of Ingram Lane to the beginning, containing 1-3./4 acres more or less.

Being the same property conveyed to ANTHONY HATCHELL and JESSICA HATCHELL, a married couple, from LAUREL GRIDER and GLENDO GRIDER, wife and husband, by Warranty Deed of record in Instrument 20240920-0073191, Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

This conveyance is subject to all restrictions, casements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2159 Ingram Road, Whites Creek, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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

The improved property is known as: 2115 Ingram Road, Whites Creek, Tennessee 37189.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this August 11, 2025.

ANTHONY HATCHELL

JESSICA HATCHELL

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 ANTHONY HATCHELL and JESSICA HATCHELL with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand and official seal at Brentwood, Tennessee, this August 11th 2025.

NOTARY PUBLIC

My Commission Expires: 09-23-2025

BEVERLY B. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 true and exact copy of the original document executed and authenticated according to law on August 11, 2025

8/15/25

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 15th day of August, 2025.

Notary Public

My Commission Expires: _____

THOMAS K WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027