Karen Johnson Davidson County
Batch# 1312885 DEEDQC
08/20/2025 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250820-0066747

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 11, 2025. Notary Public My Comm Exp: [illegible]

BEVERLY B. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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	071-14-0-400.00
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, JESSICA HATCHELL and ANTHONY HATCHELL (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 Lot No. 2 on the Plan of 107 Fern Avenue of record in Plat at Instrument No. 20140319-0022689, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JESSICA HATCHELL and ANTHONY HATCHELL, wife and husband, from JESSICA HATCHELL F/K/A JESSICA POIRIER, by Quitclaim Deed of record in Instrument 20201223-0153061, Register's Office for Davidson County, Tennessee.

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

This conveyance is further made subject to any and all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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: 111 Fern Avenue, Nashville, Tennessee 37207.

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

JESSICA HATCHELL

ANTHONY 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 JESSICA HATCHELL and ANTHONY 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: 09-23-2026

BEVERLY B. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON 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