Karen Johnson Davidson County
Batch# 1313511 DEEDQC
08/21/2025 03:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250821-0067171

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. John Charles Hinchey, Trustee, Affiant Subscribed and sworn to before me, this 19th day of August, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John Charles Hinchey and/or Pamela Eve Saxon, Trustees 617 Dutchmans Drive Hermitage, TN 37076	SAME	075 07 0 122.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Charles Hinchey and wife, Pamela Eve Saxon**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **John Charles Hinchey and/or Pamela Eve Saxon, Trustees of the John Hinchey & Pamela Saxon Living Trust, established by the Revocable Trust Agreement of John Charles Hinchey and Pamela Eve Saxon dated August 19, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 19th day of August, 2025.

John Charles Hinchey

Pamela Eve Saxon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Charles Hinchey and Pamela Eve Saxon, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of August, 2025.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 116 as shown on the plan of Highlands of Tulip Grove, Section I, as of record in Book 4675, page 26, 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 Pamela E. Saxon and John Hinchey by deed from Frederick Franke and wife, Rosemary Franke, of record as Instrument No. 20011005-0108485, in the Register's Office for Davidson County, Tennessee and was re-recorded to correct the marital status by deed of record in Instrument No. 20060313-0028641.

John Charles Hinchey and John Hinchey are one and the same person. Pamela Eve Saxon and Pamela E. Saxon are one and the same person.

This conveyance is subject to any and all existing easements of record.

This is improved property known as 617 Dutchmans Drive, Hermitage, Tennessee 37076.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 19, 2025.

08/21/25
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of August, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

