THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1315617 DEEDWARR
08/28/2025 10:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250828-0068919

Address New Owner:
George Craig Hutchinson and Nicole Renee Fanelli Hutchinson
Trustees of the Hutchinson Living Trust Dated August 26, 2025
2221B Carter Ave
Nashville TN 37206

Send Tax Bills To:
George Craig Hutchinson and Nicole Renee Fanelli Hutchinson
Trustees of the Hutchinson Living Trust Dated August 26, 2025
2221B Carter Ave
Nashville TN 37206

Map & Parcel No: 104-02-0B-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, George Craig Hutchinson and Nicole Renee Fanelli Hutchinson, a/k/a Nicole Fanelli, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto George Craig Hutchinson and Nicole Renee Fanelli Hutchinson, Trustees of the Hutchinson Living Trust dated August 26, 2025, hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Land in Davidson County, Tennessee, being Unit Number 2 on the Plan of Kingston Place Condominiums, as shown on Site Plan Exhibit to Master Deed as of record in Book 6423, Page 353, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

This being the same property conveyed to George Craig Hutchinson and Nicole Renee Fanelli Hutchinson, a/k/a Nicole Fanelli, husband and wife, by Warranty Deed from George Craig Hutchinson, of record in Instrument No. 202412020093352, dated November 26, 2024 and recorded on December 2, 2024 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Craig Hutchinson by Warranty Deed dated January 24, 2014 from Mark Aitken, unmarried, recorded February 5, 2014 in Instrument No. 20140205-0010266 in the Register's office.

This is improved property known as: 114 Acklen Park Drive, Unit 2, Nashville, TN 37203.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or assigns, against the lawful claims of all persons whomsoever.

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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTORS' PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 26 day of August, 2025.

GRANTORS:

George Craig Hutchinson

Nicole Renee Fanelli Hutchinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me George Craig Hutchinson and Nicole Renee Fanelli Hutchinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 26th day of August, 2025.

NOTARY PUBLIC
My Commission Expires: September 28, 2026

SARA O. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, 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 26, 2025.

Sara Thomas
Attorney at Law

August 27, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara O. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 27th day of August, 2025.

NOTARY PUBLIC

My Commission Expires: 07/25/2026

VANESSA ZEPEDA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY