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

Karen Johnson Davidson County
Batch# 1315621 DEEDWARR
08/28/2025 10:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250828-0068924

Address New Owner:
George Craig Hutchinson and Nicole Renee Fanelli Hutchinson
2221B Carter Ave
Nashville TN 37206

Send Tax Bills To:
George Craig Hutchinson and Nicole Renee Fanelli Hutchinson
2221B Carter Ave
Nashville TN 37206

Tax Map-Parcel 083-03-4R-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, a/k/a George Hutchinson, married, and Nicole Renee Fanelli Hutchinson, a/k/a Nicole Fanelli, married, as joint tenants with right of survivorship, hereinafter called the GRANTORS, for the purpose of creating a tenancy by the entirety, by these presents do transfer and convey unto George Craig Hutchinson and Nicole Renee Fanelli Hutchinson, husband and wife, as tenants by the entirety, 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:

> Land in Davidson County, Tennessee being Unit B of Homes at 2221 Carter Avenue, a Horizontal Property Regime with Private Elements, described in a Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20210416-0051287, Register's Office for Davidson County, Tennessee, to which reference is hereby made, the plat attached as an Exhibit thereto, and the Bylaws appended to said Declarations, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description thereof.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This being the same property conveyed to George Hutchinson, unmarried and Nicole Fanelli, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Allen Perry, a married man, of record in Instrument No. 202210040109436, dated October 3, 2022 and recorded on October 4, 2022 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Allen Perry by deed from Terry W. McCoy, married, dated January 13, 2021, of record in Inst. No. 20210121-0009351, Register's Office for Davidson County, Tennessee.

This is improved property known as: 221B Carter Avenue, Nashville, TN 37206.

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, a/k/a George Hutchinson

Nicole Renee Fanelli Hutchinson, a/k/a Nicole Fanelli

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 for the purposes of creating a tenancy by the entirety, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(i) 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