THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE

Karen Johnson Davidson County
Batch # 1316895 DEEDQC
09/02/2025 10 38 23 AM 2 pgs
Fees $12 00 Taxes $0 00

20250902-0069881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0

Affiant

Subscribed and sworn to before me, this 21 day of August, 2025.

Notary Public

My commission expires 7-22-29

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Hutcherson Family Trust	**New Owner(s)**	**08401015500**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William B Hutcherson, Jr, et ux Juanita G Hutcherson** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Hutcherson Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 96 on the plan of Rose Estates, Section One, a plat of which is of record in Plat Book 3600, Page 37, as amended in Plat Book 3805, Page 360 & Plat Book 3862, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 96 fronts 71 feet on the Easterly side of Shadow Lane and extends back 131.65 feet on the Northerly line and 129.18 feet on the Southerly line to a dead line in the rear on which it measures 85.5 feet.

Being the same property conveyed to William B Hutcherson, Jr, et ux Juanita G Hutcherson, by Warranty Deed from Delories Hutchison, a widow, dated October 15, 2019, of record in Instrument No. 20191016-0106152, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 1011 Shadow Lane, Nashville TN 37206.

WITNESS our hands this 21 day of August, 2025

William B Hutcherson, Jr.

Juanita G Hutcherson

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **William B Hutcherson, Jr and Juanita G Hutcherson,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of August, 2025

Notary Public

My Commission Expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY