Karen Johnson Davidson County
Batch# 1338586 DEEDQC
10/27/2025 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251027-0085053

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

WG-QCD-25-822

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John R. Lutz, Trustee of The John R. Lutz Family Trust U/A/D October 23, 2025	**Same as New Owner**	
(NAME) **822 Apple Valley Road,**	(NAME)	**03315004100**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN R LUTZ ,WIDOWED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOHN R. LUTZ, TRUSTEE OF THE JOHN R. LUTZ FAMILY TRUST U/A/D** October 23, 2025 hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Primrose Acres, Section Two, of record in Book 2900, page 43, Register's Office for said County, to which Plan reference is made for a complete legal description.

Being the same property conveyed to John R. Lutz and wife, Deborah D. Lutz from Andrew Keith Whitley and wife, Theresa Lynn Whitley by Deed of Record in Book 8827 Page 382 in the Register's Office for Davidson County, Tennessee.

Deborah D. Lutz having since died on May 29, 2025, her interest in the subject property vested upon her death in John R. Lutz, as the surviving tenant by the entirety.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **822 Apple Valley Road, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 23 day of Oct., 2025

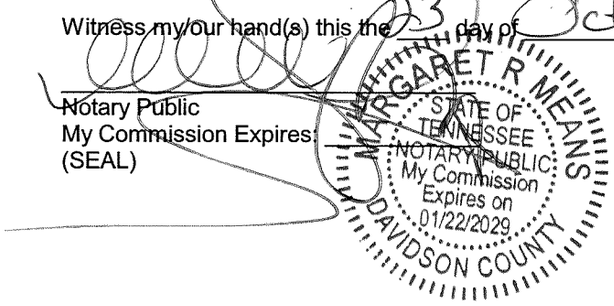
John R Lutz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN R LUTZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 23 day of Oct., 2025

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Margaret R Means, 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 **October 23**, 2025.

Affiant Signature

Date _____

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23** day of **October**, 202**5**.

Notary Signature

MY COMMISSION EXPIRES: **September 07, 2026**

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON