Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211 Karen Johnson Davidson County Batch# 1358826 DEEDQC 12/17/2025 08:59:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20251217-0100150	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 11th day of December, 2025. Notary Public My commission expires:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-25-2029

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Gage Adkins	Gage Adkins	106-13-3H-002.00
2036 Hutton Drive	2036 Hutton Drive	
Nashville, TN 37210	Nashville, TN 37210	

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 is hereby acknowledged, GRAYSON WALDRON ADKINS and wife, SHELBY ADKINS, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto GAGE ADKINS, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 2036 Hutton Drive Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in TCA 66-27-101 et seq., under the Declaration of Covenants, Conditions and Restrictions establishing 2036 Hutton Drive Townhomes, a Horizontal Property Regime, of record in Instrument No. 20191218-0130639, Register's Office of said County, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Grayson Waldron Adkins and Shelby Adkins, husband and wife, by Quitclaim Deed from Karen Waldron Adkins dated 4/26/24 of record in Instrument No. 20240426-0030476ment No. 20180322-0027271, Register's Office for Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal descriptions taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 2036 Hutton Drive, Nashville, TN 37210.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 11 day of December, 2025.

Grayson W. Adkins
GRAYSON WALDRON ADKINS

Shelby Adkins
SHELBY ADKINS

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at office this 11th day of December, 2025.

My commission expires: —

L Hahn
NOTARY PUBLIC

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Certificate of Authenticity

I, Danielle Watson, 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 12/11/25.
Date

D Watson
Affiant Signature

12/11/25
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 11th day of December, 2025.

L Hahn
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029