This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1394243 DEEDQC
03/18/2026 12:57:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260318-0021622

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Galyon Winter Northcutt & Phyllis Smith Northcutt, Co-Trustees 2607 Forest View Drive Antioch, TN 37013	SAME	15009004500

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, We, **GALYON W. NORTHCUTT and PHYLLIS S. NORTHCUTT,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **GALYON WINTER NORTHCUTT and PHYLLIS SMITH NORTHCUTT, CO-TRUSTEES OF THE NORTHCUTT FAMILY LIVING TRUST, DATED MARCH 12, 2026,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Being Lot No. 171 on the Plan of Forest View Park, Section I, as of record in Book 3700, page 109, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Galyon W. Northcutt et ux Phyllis S. Northcutt by Deed from James E. Hutchinson et ux Jacqueline S. Hutchinson, of record in Book 5102, page 198, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 2607 Forest View Drive, Antioch, TN 37013

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of March, 2026.

GALYON W. NORTHCUTT

PHYLLIS S. NORTHCUTT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Galyon W. Northcutt and Phyllis S. Northcutt, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 12th day of March, 2026.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 12th day of March, 2026.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 10/4/27