Karen Johnson Davidson County
Batch# 1411648 DEEDQC
04/27/2026 10:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260427-0036102

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

Dorianne J. Hutchison
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24 DAY OF April, 2026.

Caleb M Sluder
NOTARY PUBLIC

My Commission expires: 6/23/2029

THIS INSTRUMENT PREPARED BY

Stanton H. McDonald, Jacob Title, LLC
2101 Clinton Avenue West, Suite 301
Huntsville, AL 35805
(256) 882-5673
stan@jacobtitle.com

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joel D. Hutchison and Dorianne J. Hutchison 3026 Whitland Crossing Drive Nashville, TN 37214-3567	Joel Dean Hutchison and Dorianne Jeanette Hutchison, Co-Trustees "The Joel and Dorianne Hutchison Revocable Living Trust" 3026 Whitland Crossing Drive Nashville, TN 37214-3567	096-09-0B-013.00CO
(NAME & ADDRESS)	(NAME & ADDRESS)	

STATE OF TENNESSEE

COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION OF ONE DOLLAR ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, that we, **JOEL D. HUTCHISON** and **DORIANNE J. HUTCHISON**, Husband and Wife, hereinafter referred to as "Grantor", do hereby quitclaim, transfer and convey unto **JOEL DEAN HUTCHISON and DORIANNE JEANETTE HUTCHISON, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE JOEL AND DORIANNE HUTCHISON REVOCABLE LIVING TRUST DATED 4/24/2026, AND ANY AMENDMENTS THERETO"** hereinafter referred to as "Grantee", all my right, title and interest in and to the following described tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3026, Donelson's Place as shown on Exhibit "B" to declaration of protective covenants, conditions and restrictions of record in Instrument 20070703-0079564 as amended in Instrument Nos. 20070712-0083113 and 20070816-0098067 & 20101026-0085599, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Janette Bevans, unmarried, by Warranty deed from J2K Builders, LLC of record in Instrument No. 20120509-0040072 Register's Office for Davidson County, Tennessee, dated April 25, 2012 and recorded on May 09, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

THE PREVIOUS AND LAST conveyance being that certain Warranty Deed conveyed from **Janette Bevans**, unmarried, (Grantor) to **Joel D. Hutchison and Dorianne J. Hutchison**, Husband and Wife, recorded with the Register of Deeds for Davidson County, Tennessee on 08/04/2021 at 11:19:01 AM, Instrument #: 20210804-0104763.

PROPERTY ADDRESS: 3026 Whitland Crossing Drive, Nashville, TN 37214

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE SEARCH AND/OR OPINION WAS REQUESTED BY EITHER PARTY, NOR WAS A TITLE SEARCH AND/OR OPINION RENDERED. NO TAX ADVICE WAS OFFERED OR GIVEN BY THE PREPARER OF THIS DEED.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 24 day of April, 2026.

JOEL D. HUTCHISON

DORIANNE J. HUTCHISON

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOEL D. HUTCHISON** and **DORIANNE J. HUTCHISON**, Husband and Wife, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), to be the persons described in and who executed the foregoing instrument, and acknowledged under oath that they executed the foregoing as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal on the 24 day of April, 2026.

CALEB M. SHULER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

Notary Public
My Commission Expires: 6/23/2029

Grantor Names & Address:
Joel D. Hutchison and
Dorianne J. Hutchison
3026 Whitland Crossing Drive
Nashville, TN 37214-3567

Grantee Name & Address:
Joel Dean Hutchison and
Dorianne Jeanette Hutchison, Co-Trustees
"The Joel and Dorianne Hutchison
Revocable Living Trust"
3026 Whitland Crossing Drive
Nashville, TN 37214-3567

Property Address: 3026 Whitland Crossing Drive
Nashville, TN 37214-3567
Map & Parcel: 096-09-0B-013.00CO

Tennessee Certification of Electronic Document

I, Dorianne Hutchison, 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 4/24/2026 (date of document).

Dorianne J. Hutchin
Affiant Signature

4/24/2026
Date

STATE OF TENNESSEE

COUNTY OF Wilson

Sworn to and subscribed before me this 24 day of April, 2026.



Caleb M Shuler
Notary Public

My Commission Expires: 6/23/2029

NOTARY'S SEAL