Davidson County DEEDQC
Recvd: 03/02/16 10:52 3 pgs
Fees:17.00 Taxes:0.00
20160302-0019871

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILSON)
The actual consideration is $0.00

Liz Davis
AFFIANT

Subscribed and sworn to before me this 1st day of March, 2016.

Kimie Perry
NOTARY PUBLIC
My Commission Expires: 5-3-16

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMMISSION EXPIRES 5-3-2016

ADDRESS OF NEW OWNER:
Margaret M. Hunt
344 River Drive
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Owner

Map/Parcel 05302004600

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **GEMM Properties, LLC, ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Margaret M. Hunt, an unmarried woman.** Said property conveyed herein is described as follows:

A certain tract or parcel of land, situated and lying in the Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 1 & 2, on the Resubdivision (Partition) of Lot 278, Plan of Section C-1 & Part of Section C, Village of Old Hickory, Book 1424, Page 130 and Part of Lot 278A, Resubdivision of Parcel B, Section C-2, Village of Old Hickory, Book 1835, Page 53, as shown by the plat of record in Instrument No. 20101208-0097756, in the Register's Office for Davidson County, Tennessee reference to which is hereby made for a more complete description.

Being the same property conveyed to GEMM Properties, LLC by Quitclaim deeds dated December 17, 2015 from Margaret M. Hunt, an unmarried woman of record in Instrument Nos. 20151221-0128021 & 20151221-0128023, Register's Office for Davidson

County, Tennessee. Said property was previously conveyed to Margaret M. Hunt, an unmarried woman by Warranty Deed dated November 20, 2009 from Thomas P. Tune and Tammy R. Tune, husband and wife of record in Instrument NO. 20091202-0110224, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 1325 Merritt Street (Lot 1), Old Hickory, TN 37138. And

This is improved property known as: 1400 Bryan Street (Lot 2), Old Hickory, TN 37138

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

GEMM Properties, LLC

Margaret M Hunt

Margaret M. Hunt
Sole Member

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Margaret M. Hunt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged herself to be the Sole Member, the within named bargainor, a Tennessee Limited Liability Company, and that she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Margaret M. Hunt, as such Sole Member.

Witness my hand and official seal at office at Mt. Juliet, Tennessee, this 2nd day of March, 2016.

Kimie Perry

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

Notary Public

My Commission Expires:
5/3/2016

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

