THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP/PARCEL: 05103008300

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Barbara Ann Hunter
902 Saunders Avenue
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20160091458 DEEDQC
Recvd: 10/17/16 14:17 2 pgs
Fees:17.00 Taxes:0.00
20161017-0109563

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO CORRECT & ESTABLISH TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common with right of survivorship, I, Barbara Ann Hunter, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 138.09 feet on the West side of Saunders Drive and runs back between lines, 203.2 feet on the South line and 242.65 feet on the north line which is a broken line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to William B. Hunter, Jr., and wife Barbara Ann Hunter by Warranty Deed dated July 30, 1974 from W.Y. Draper Sr., and wife Kathleen Draper of record in Book 4839, Page 868, Register's Office for Davidson County, Tennessee. The said William B. Hunter Jr. now being deceased, having since died on September 18, 1998.

Grantor reserves to Barbara Ann Hunter the exclusive possession, use, and enjoyment of the rents, issues, and profits of the above granted premises for and during the natural lifetime of grantor.

This is (X) improved ( ) unimproved property known as: 902 Saunders Avenue, Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Barbara Ann Hunter and Ricky Darrell Hunter as tenants in common with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 14th day of October, 2016.

Barbara Ann Hunter

Barbara Ann Hunter

Tammy Mellons

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Barbara Ann Hunter, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 14th day of October, 2016.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 14th day of October, 2016.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Barbara Ann Hunter

Affiant

Sworn and subscribed before me, this the 14th day of October, 2016.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County