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Davidson County DEEDQC
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20170609-0057953

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 5 day of June, 2017, by and between **CLAYTON HUNT,** married man, hereinafter known and referred to as **GRANTOR,** and **CLAYTON HUNT and KARI KRONSBEIN,** husband and wife, as tenants by the entirety, whose tax mailing address is 4551 Jackson Road, Whites Creek, TN 37189, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$0.00,** cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantees, their heirs and assigns forever, a certain tract of real estate more fully described as follows:

Tract One:

Land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 3 on unrecorded survey by R. L. Montoya, Surveyor License No. 697, dated March 13, 1987, as follows:

Beginning at an iron pin set this survey in a fence line, which is the south boundary of C. E. Hardy Jr., the northeast corner of the tract and the northwest corner of Tract No. 2, thence South 5 degrees 29' 21" East 709.43 feet to an iron pin set this survey on the centerline of a 40 foot ingress/egress easement; thence following said centerline in a northwesterly direction, North 63 degrees 14' 35" West 348.12 feet to an iron pin set this survey, the beginning of a curve; thence following said centerline along a curve to the right, having the following curve data: a delta of 94 degrees 16' 26", a radius of 71.65 feet, a tangent of 77.20, a distance of 117.89 feet to an iron pin set this survey, thence leaving said easement centerline along a new line common to this tract and Tract No. 5, North 58 degrees 53' 09" West 68.50 feet to a point in the pond; thence along a new line common to this tract and Tract No. 5, North 49 degrees 22' 47" West 110.33 feet to a point in said pond thence along a new line common to this tract and Tract No. 4, North 22

degrees 07' 55" East 60.00 feet to a witness pin set this survey on the centerline of the aforementioned 40 foot ingress/egress easement; thence continuing an additional 286.25 feet to an iron pin set this survey in a fence line which is the south boundary line of C. E. Hardy, Jr., and said pin marking the northeast corner of Tract No.4; thence following said fence line north 85 degrees 50' 50" East 285.00 feet to the point of beginning.

Tract Two:

A tract of land, known as Tract No. 4 of the Bennett Property, located in the 10th Civil District of Davidson County and described as according to an unrecorded survey by R. L. Montoya Land Surveying, dated March 13, 1987, as follows:

Beginning at an iron pin set on this survey in a fence line, which is the south boundary of C. E. Hardy, Jr., the northeast corner of the tract and the northwest corner of Tract No. 3; thence, South 22 degrees 07' 55" West 286.25 feet to a witness pin set on this survey in the centerline of a 40 foot ingress/egress easement; thence continuing an additional 60.00 feet to a point in a pond, said point being the southeast corner of this tract; thence with a new line common to this tract and Tract No. 5, South 75-degrees 46' 23" West 60.00 feet to a witness pin set on the survey in the centerline of aforementioned 40 foot ingress/egress easement; thence continuing as additional 493.69 feet to an iron pin set on this survey in a fence line, which is the east boundary of William J. Locke, said pin being the southwest corner of this tract and the northwest corner of Tract No. 5; thence with said fence line, North 03 degrees 19' 14" West 405.00 feet to an existing iron pin in a fence line which is the south boundary of C. E. Hardy, Jr., said pin also marks the northeast corner of William J. Locke and the northwest corner of this tract; thence with said fence line North 85 degrees 22' 44" East 286.73 feet to an existing iron pin, thence continuing along said fence line North 85 degrees 50' 50" East 405.88 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same parcel conveyed to CLAYTON HUNT, an unmarried man, from ELIZABETH LISA MCCARTER, unmarried, by virtue of a Deed dated December 11, 2015, recorded December 15, 2015, as Instrument No. 20151215-0126085 County of Davidson, State of Tennessee.

Assessor's Parcel No: 032 00 0 145.00 and 032 00 0 149.00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

CLAYTON HUNT

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 5 day of June, 20 17, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **CLAYTON HUNT.**

Notary Public
My Commission Expires: 4-21-20

NORMAN KANTROWITZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Clayton Hunt and Kari Kronsbein
4551 Jackson Road
Whites Creek, TN 37189

Property Owner and Address:
Clayton Hunt and Kari Kronsbein
4551 Jackson Road
Whites Creek, TN 37189

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 37402

True Copy Certification

I, Amanda Simpson, 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.

Amanda Simpson
Signature

State of NC

County of Mecklenburg

Personally appeared before me, Jessica Black [Name of Notary], a notary public for this county and state, [*name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Amanda Simpson

Notary's Signature

My Commission Expires: 09/19/2017

Notary' Seal (if on paper)

JESSICA BLACK
Notary Public
Gaston County
NORTH CAROLINA