This Instrument Prepared by:

The Law Offices of
**LUVELL L. GLANTON**
915 Jefferson Street, 2nd Floor
Nashville, TN 37208

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**ADDRESS OF NEW OWNER:**
Carolyn Hunter
906 42nd Avenue N.
Nashville, Tennessee 37209-2330

**SEND TAX BILLS TO:**
Same as owner

**MAP/PARCEL**
Map & Parcel
091080279.00

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**QUITCLAIM DEED**

**FOR GOOD AND VALUABLE CONSIDERATION** of the sum of Love and Affection, the receipt of which is hereby acknowledged, I, **Lacoyte Denzell Hunter** (Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto **Carolyn Hunter,** (Grantee) herein, her successors and assigns, all of my interest, in fee simple, in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No. 4 on the Map of Subdivision of certain lots on Plan of Clifton, as of record in Book 161, page 80, Register's Office for said County.

SAID Lot No. 4 fronts 50 feet on the east side of 42nd Avenue, North and runs back 209.7 feet on the south and 226.2 feet on the north line to a 15 foot alley in the rear, measuring 52.6 feet thereon.

BEING the same property conveyed to Mary E. Thompson by deed from Jack J. Cohen, et al of record in book 6388, page 149, Registers Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170074835 DEEDQC
Recvd: 08/28/17 13:53 3 pgs
Fees:17.00 Taxes:0.00
20170828-0088141

TRACT TWO:

BEING a portion of Alley No. 1214 abandoned by Metro Ordinance No. 0899-886, as follows:

BEGINNING at the southeasterly corner of Lot No. 4 as shown on the plan of Clifton of record in Book 161, page 80, in said Register's Office; thence easterly to the center line of alley No. 1214; thence northerly parallel to the rear line of said Lot No. 4; thence in a westerly direction to the northeasterly corner of Lot No. 4; thence in a southerly direction with the rear line of Lot No. 4 to the point of beginning.

BEING the same property conveyed to Beverly Jean Hunter, by deed from Mary E. Thompson, of record in Book 7056, page 805, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn Hunter and Yasheka Lashay Hall, by Heirship Affidavit Deed dated December 31, 2015 and recorded February 11, 2016, of record transaction: T20160011828, Register's Office for Davidson County, Tennessee, instrument no. 20160211-0013470 Map & Parcel: 091080279.00.

BEING the same property conveyed to Carolyn Hunter, and Lacoyte Denzell Hunter, by Quit Claim Deed instrument no.: 201612290136750, dated December 29, 2016, of record transaction: T20160114512 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is improved property known as 906 42nd Avenue North, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the ___ day of July, 2017.

LACOYTE DENZELL HUNTER

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this the 14th day of August, 2017, before me personally appeared **LACOYTE DENZELL HUNTER,** Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

**NOTARY PUBLIC**

My Commission Expires: 11-5-18

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is ZERO ($0.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Carolyn Hunter
**AFFIANT – CAROLYN HUNTER**

Sworn to and subscribed before me this 14th day of August, 2017.

**NOTARY PUBLIC**

My Commission Expires: 11-5-18