Karen Y Johnson Davidson County
Batch# 173996 DEEDQC
12/13/2018 03:32:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181213-0121545

| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE |
|---|---|
| MUSIC CITY ESTATE LAW<br>320 SEVEN SPRINGS WAY<br>BRENTWOOD, TENNESSE 37027<br>(615) 628-7775<br><br>JUSTIN GILBERT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires July 11, 2021 | COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $10.00. This is a transfer to a trust.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of October 2018<br><br>Notary public<br><br>My commission Expires: 7/11/2021 |

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills to: | Map-Parcel #: |
|---|---|---|
| Steven Hunter and Rhonda Hunter<br>2312 A Vaulx Lane<br>Nashville, TN 37204 | Steven Hunter and Rhonda Hunter<br>2312 A Vaulx Lane<br>Nashville, TN 37204 | 105-2-M-1.00CO<br>Out of 105-2-480.000 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Steve Hunter and Rhonda Hunter, the Grantors, do hereby quitclaim, transfer and convey unto Steven Hunter and Rhonda Hunter, Trustees of the Steven and Rhonda Hunter Living Trust dated October 29, 2018, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Homes At 904 Southside Place, a planned unit development, as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for Homes At 904 Southside Place, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160216-0014500, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 904 Southside Place, a Horizontal Property

Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160216-0014500 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to Steve Hunter and Rhonda Hunter from Aspen Development, LLC, a Tennessee Limited Liability Company, by deed dated March 30, 2017 and recorded as Document Number 20170331-0031398, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 904 Southside Place, Nashville, Tennessee 37204.

Witness my hand this 29th day of October 2018.

Steve Hunter, Grantor

Rhonda Hunter, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Steve Hunter and Rhonda Hunter, Grantors, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public
Justin Gilbert
My commission expires: 7/11/2021

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021