Karen Johnson Davidson County
Batch# 216474 DEEDQC
04/11/2019 10:38:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190411-0033075

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Spartan Land and Investments, GP**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and conveys unto **Joshua L. Hunter** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the South 45 feet of Lot No. 35 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract as of record in Book 332, Page 40, of the Register's Office of Davidson County, Tennessee. Said part of Lot No. 35 fronts 45 feet on the westerly side of Stockell Street and runs back between parallel lines 178 feet more or less to an alley.

Being the same property conveyed to Joe L. Batey by Quitclaim Deed from Joe L. Batey and Lorene B. Johnson, recorded March 26, 2016 as Instrument No. 20160326-0027664, in the Register's Office for Davidson County, Tennessee.

Being further conveyed to Spartan Land & Investments, G.P., a Tennessee general partnership, by Deed from Joe L. Batey, unmarried, dated April 28, 2017, recorded April 28, 2017, and appearing of record in Instrument No. 20170428-0042109, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, We have hereunto set out hands on this 10 day of April, 2019.

SPARTAN LAND AND INVESTMENTS, GP

Joshua L. Hunter, Partner

K. Ryan Meadows, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument as a Partner of Spartan Land and Investments, G.P.

Witness my hand and seal this 10 day of April, 2019.

Notary Public

My Commission Expires: 3.3.20

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared ~~Joshua L. Hunter~~, K. Ryan Meadows with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument as a Partner of Spartan Land and Investments, G.P.

Witness my hand and seal this 10 day of April, 2019.

Notary Public

My Commission Expires: 3.3.20

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Joshua L. Hunter 1104 Fatherland Street Nashville, TN 37206	New Owner	Davidson County 082-03-0-171.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 10 day of April, 2019.

Notary Public

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires:

3·3·20

True Copy Certification

I, Leslie A. Garside, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3·3·20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206