Karen Johnson Davidson County
Batch# 277257 DEEDQC
08/28/2019 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190828-0086784

APLS 1116424

After Recording Return to:

American Premier
2530 Red Hill Ave. Suite 110
Santa Ana, CA 92705

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
017-00-0-185.00

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (ii) }
[this deed is being executed to update marital status and add spouse to title]

New Owner/ Property Being Conveyed
Carri A. Hofaker
Robert R. Hunsaker
1511 Union Hill Road
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 16 day of May, 2019, between CARRI A. HOFAKER, a now married woman joined by her spouse ROBERT R. HUNSAKER, residing at 1511 Union Hill Road, Goodlettsville, TN 37072, collectively hereinafter referred to as "**Party of the First Part**" and CARRI A. HOFAKER and ROBERT R. HUNSAKER, wife and husband, as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in the County of Davidson, State of Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY TENNESSEE, DESCRIBED ACCORDING TO SURVEY BY ROBERT LEE SPEARS, TENNESSEE REGISTERED LAND SURVEYOR NO. 128, 4075 N. MT. JULIET ROAD, MT. JULIET. TN 37122, DATED JULY 18, 1995. AS TO FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE SOUTHERLY MARGIN OF UNION HILL ROAD AT THE NORTHEASTERLY CORNER OF PROPERTY OWNED BY CHARLENE DICKENS OF RECORD IN DEED BOOK 8242, PAGE 683, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERLY MARGIN OF UNION HILL ROAD SOUTH 86 DEGREES 14 MINUTES 58 SECONDS EAST, 58.00 FEET TO A POST; THENCE LEAVING THE SOUTHERLY MARGIN OF UNION HILL ROAD, SOUTH 5 DEGREES 14 MINUTES 00 SECONDS WEST, 1476.72 FEET TO A POST; THENCE NORTH 88 DEGREES 44 MINUTES 18 SECONDS WEST, 302.00 FEET; THENCE NORTH 83 DEGREES 51 MINUTES 11 SECONDS WEST, 307.00 FEET TO A POINT; THENCE NORTH 33 DEGREES 08 MINUTES 08 SECONDS EAST, 440.53 FEET TO A POST; THENCE NORTH 28 DEGREES 32 MINUTES 59 SECONDS EAST, 325.96 FEET TO A POST IN AN OLD FENCE; THENCE NORTH 69 DEGREES 40 MINUTES 27 SECONDS EAST, 247.84 FEET TO AN IRON ROD (OLD); THENCE NORTH 4 DEGREES 32 MINUTES 00 SECONDS EAST 695.71 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO CARRI A. HOFAKER, AN UNMARRIED WOMAN FROM LOWELL M. WALLACE, UNMARRIED, BY WARRANTY DEED RECORDED AUGUST 24, 2016, AS INSTRUMENT NO. 20160824-0088555, IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1511 Union Hill Road, Goodlettsville, TN 37072
The legal description was obtained from a previously recorded instrument.

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Signature page to follow

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

CARRI A. HOFAKER

ROBERT R. HUNSAKER

STATE OF TENNESSEE } COUNTY OF Davidson }

On this 16 day of May, 2019, before me personally appeared **CARRI A. HOFAKER** and **ROBERT R. HUNSAKER**, 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.

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K. Butler
NOTARY PUBLIC

My Commission Expires: 09/07/2020

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00**.

CARRI A. HOFAKER

ROBERT R. HUNSAKER

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 16 day of May, 2019.

Ella K. Butler
NOTARY PUBLIC

My Commission Expires: 09/07/2020

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Jen Ulieger, 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.

Signer's Name

Signature

State of California

County of Orange

Personally appeared before me, Patrice Jobin, a notary public for this county and state, Jen Ulieger, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: Dec 29 2020

NOTARY'S SEAL

PATRICE JOBIN
COMM. # 2174218
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. DEC. 29, 2020