THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: David W. Hunter

Karen Johnson Davidson County
Batch# 310304 DEEDQC
11/04/2019 02:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191104-0113590

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Hampton Airfield House, LLC **c/o J. Nelson Irvine, Esq.** **605 Chestnut Street, Suite 1700** **Chattanooga, TN 37450**	**Hampton Airfield House, LLC** **c/o J. Nelson Irvine, Esq.** **605 Chestnut Street, Suite 1700** **Chattanooga, TN 37450**	**117-06-0-088.00**

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, J. NELSON IRVINE, TRUSTEE OF THE BELLE VIE TRUST U/A DATED OCTOBER 29, 2019 (the "Grantor"), does hereby sell, transfer, convey and quitclaim unto HAMPTON AIRFIELD HOUSE, LLC, a Tennessee limited liability company ("Grantee"), and its successors and assigns, all of Grantor's right, title and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 4 day of November, 2019.

GRANTOR:

THE BELLE VIE TRUST U/A DATED OCTOBER 29, 2019

By: _____, Trustee
J. Nelson Irvine, Trustee

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

Before me, a Notary Public of the state and county aforesaid, personally appeared J. NELSON IRVINE, TRUSTEE OF THE BELLE VIE TRUST U/A DATED OCTOBER 29, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this 4 day of November, 2019.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES 1/25/2023

PAMELA ANN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

I hereby swear and affirm that the actual consideration for this transfer is $-0-.

AFFIANT-GRANTEE:

HAMPTON AIRFIELD HOUSE, LLC, a Tennessee limited liability company

By: Belle Vie Trust U/A dated October 29, 2019, sole member

By: _____, Trustee
J. Nelson Irvine, Trustee

Sworn and subscribed to before me this
4 day of November, 2019.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES 1/25/2023

PAMELA ANN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 200' of the easterly 275' of Lot No. 24 on the Plan of Hillsboro Heights, not of record, but described in Book 3374, page 160, Register's Office for Davidson County, Tennessee.

Said Lot fronts 200' on the southerly side of Hampton Avenue and extends back 342' on the easterly side line and 342.5' on the Westerly side line to a rear line measuring 200' thereon.

GRANTOR'S SOURCE OF TITLE being Deed recorded at Instrument Number 20191030-0111496 in the Register's Office for Davidson County, Tennessee, and recorded on October 30, 2019.

This conveyance is subject to any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

No boundary survey of the within tract or parcel of land was made at the time of this conveyance, and the legal description of the within tract or parcel of land is not different from previous deed.

CERTIFICATE OF AUTHENTICITY

I, David W. Hunter, do hereby make an 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.

David W. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, Pamela A. Phillips, a notary public for this county and state, David W. Hunter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela A. Phillips (printed name)

My Commission Expires: 1/25/2023
MY COMMISSION EXPIRES

