Karen Johnson Davidson County
Batch# 325767 DEEDQC
12/06/2019 08:12:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191206-0125882

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

JAMES R. HUNGATE, AFFIANT

LINDSAY NORFLEET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 22nd day of November 2019.

NOTARY PUBLIC
My Commission Expires: 05/05/2020

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JAMES R. HUNGATE and MICHELLE T. HUNGATE, CO-TRUSTEES 1616 Shelby Avenue Nashville, TN 37206	New Owner	Map and Parcel No.: 083 14 0 355.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, James R. Hungate and Michelle T. Hungate, (Collectively as "Grantor") do hereby quitclaim, transfer and convey unto James R. Hungate and Michelle T. Hungate, Co-Trustees of the Hungate Joint Revocable Trust, created November 22, 2019, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1616 Shelby Avenue, Nashville, TN 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of the Edgefield Land Company's First Subdivision, as of record in Book No. 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

Being the same property conveyed to James R. Hungate and Michelle T. Hungate, husband and wife, from Christie M. Vaughn Berger and Rodney C. Berger, joint tenants with right of survivorship, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20130508-0046582.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 22nd day of November 2019.

James R. Hungate, Co-Grantor

Michelle T. Hungate, Co-Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **James R. Hungate**, the Co-Grantor, 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.

Witness my hand and official seal at office, this 22nd day of November 2019.

Notary Public

My Commission Expires: 05/05/2020



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Michelle T. Hungate**, the Co-Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of November 2019.

Lindsay Norfleet
Notary Public

My Commission Expires: 05/05/2020

