Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Suite 402
Brentwood, TN 37027

Tax Parcel #: 180-02-0A-033.00CO

QUIT CLAIM DEED
With Retained Life Estate

Owner & Property Address:
MELISSA K. HUNKE and TIFFANY S. DUBRAY
1016 Stone Ridge Drive
Nashville, TN 37211

Mail Tax Statement to:
Ms. Kay Hunke
1016 Stone Ridge Drive
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS, that KAY E. HUNKE, unmarried, for and in consideration of Ten Dollars ($10.00) does hereby bargain, sell, remise, release, quit claim and convey unto MELISSA K. HUNKE and TIFFANY S. DUBRAY as joint tenants with rights of survivorship, all of grantor's interest in the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of The Ridge at Stone Creek, Section 1 of record in Instrument No. 20031027-0157621, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This being the property acquired by Kay E. Hunke by Warranty Deed of record at Instrument Number 20130703-0069361 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations.

Excepting and retaining, however, and reserving unto the grantor a life estate with the rights of exclusive use and enjoyment of the rents, issues and profits of the real property and every part thereof for and during the natural lives of the grantors.

IN TESTIMONY WHEREOF, KAY E. HUNKE has executed this instrument this the 28th day of February, 2020.

KAY E. HUNKE

Karen Johnson Davidson County
Batch# 371909 DEEDQC
03/13/2020 09:04:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200313-0028127

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared KAY E. HUNKE to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 28th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: _____

KATINA H. GAINES NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY My Comm. Exp. 6-6-2023

THE PAYMENT OF ANY TRANSFER TAX ON THIS TRANSFER IS EXEMPT AS PROVIDED IN T.C.A. §67-4-409 (a) (4).

STATE OF TENNESSEE
COUNTY OF SHELBY

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

AFFIANT

Subscribed and sworn to before me this 28th day of February, 2020.

NOTARY PUBLIC

My Commission Expires:



