Karen Johnson Davidson County
Batch# 397075 DEEDQC
05/07/2020 02:57:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200507-0047874

This Instrument
Prepared By:

Dan E. Huffstutter
1211 Sixteenth Avenue South
Nashville, TN 37212
(615) 242-2000

QUITCLAIM DEED

This Quitclaim Deed, executed as of the 3 day of December, 2019, at Nashville, Davidson County, Tennessee, by Grantors, Meghan Ashley Huffstutter and husband Alex Harlan Huffstutter, to Grantee, Dan E. Huffstutter.

Witnesseth:

That Grantors have this day transferred and conveyed unto the Grantee, to have and to hold to himself, and to his assigns and successors forever, a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as being the easterly one-half of Lot No. 30, Block 7, in Division "A" of the Plan of Richland Realty Company's subdivision, of record in Book 161, page 151, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Richland Avenue, 200 feet West of Craighead Street,
thence southerly at right angles to Richland Avenue, 200 feet to a point;
thence westerly at right angles 50 feet to a point;
thence northerly at right angles 200 feet to the southerly margin of Richland Avenue;
thence easterly at right angles along the southerly margin of Richland avenue, 50 feet to the point of **beginning**.

This is improved property known as 3707 Richland Avenue, Nashville, TN 37205

Being the same property conveyed to Meghan Ashley Huffstutter and Alex Harlan Huffstutter and by general warrant deed of record as instrument number 20180502-0041882 in the Register of Deed's Office for Davidson County, TN.

In Witness Whereof, Grantors has executed this Deed as of the date and at the place first above written.

Meghan Ashley Huffstutter

Alex Harlan Huffstutter

State of Tennessee)
County of Davidson)

Before me, the undersigned notary public of the state and county aforesaid, personally appeared, Meghan Ashley Huffstutter and Alex Harlan Huffstutter, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 3rd day of December, 2019.

Dawn E. Wright
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:

05/05/2020

Name and Address of Property Owner:	**Person Responsible For Payment of Property Taxes:**	**Map & Parcel Number:**
Dan E. Huffstutter 3707 Richland Avenue Nashville, TN 37205	Dan E. Huffstutter 3707 Richland Avenue Nashville, TN 37205	104-09-0-120.00

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 $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dan E. Huffstutter, Affiant

Sworn to and subscribed before me 3rd day of December, 2019

Dawn E. Wright
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:

05/05/2020