Karen Johnson Davidson County
Batch# 481407 DEEDQC
09/23/2020 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200923-0109186

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua L. Hunter, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of his interest and convey unto **Kiel G. Hunter, a married woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Lindsley Park Addition of record in Plat Book 547, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 62.6 feet on the Westerly side of Helen Avenue and extends back 143 feet on the Northerly line and 180 feet on the Southerly line to a dead line in the rear measuring 50 feet thereon.

Being a portion of the same property conveyed to RD Enterprises, LLC, a Tennessee Limited Liability Company by Warranty deed from Jimmy Edward Kleinert and Audrey A. Kleinert of record in Instrument No. 20050722-0085651 Register's Office for Davidson County, Tennessee, dated July 15, 2005 and recorded on July 22, 2005. (Value or consideration as shown in aforementioned deed $70,000.00.)

Being a portion of the same property conveyed to Dever Development, LLC, a Tennessee limited liability company by Quitclaim deed from RD Enterprises, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060712-0083759 Register's Office for Davidson County, Tennessee, dated July 11, 2006 and recorded on July 12, 2006. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Spartan Land & Investments, G. P., a Tennessee general partnership by Warranty deed from Dever Development, LLC, a Tennessee limited liability company of record in Instrument No. 20161222-0134723 Register's Office for Davidson County, Tennessee, dated December 22, 2016 and recorded on December 22, 2016. (Value or consideration as shown in aforementioned deed $560,000.00.)

Being further conveyed to Joshua L. Hunter and Kiel G. Hunter, husband and wife, by Deed from Spartan Land & Investments, G. P., dated September 10, 2018, recorded September 12, 2018, and appearing of record in Instrument No. 20180912-0090598, Register's Office for Davidson County, Tennessee.

Being also known as 110 Lindsley Park Dr. Nashville, TN 37206.

IN WITNESS WHEREOF, We have hereunto set out hands on this 23 day of September, 2020.

Joshua L. Hunter

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 23 day of September, 2020.

Notary Public

My Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Kiel G. Hunter 110 Lindsley Park Drive Nashville, TN 37206	Same	Davidson County: 083-09-0-480.00

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 Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 23 day of September, 2020.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024