Karen Johnson Davidson County
Batch# 578617 DEEDQC
02/25/2021 10:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210225-0023691

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 23 day of February 2021. Notary Public My Commission Expires: 05/03/2022

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

Address New Owners as:	Tax Bill To:	Map, Parcel
David Henley 109 Kenner Ave. 1st floor Nashville, TN 37205	New Owner	Map 105-08-0-A Parcels 114.00 and 115.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Randy B. Hunt** (The "Grantor") by these presents does quitclaim, transfer and convey unto **David R. Henley** (The "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract 1:

Being the westerly part of Lot No. 20 in John Lumsden's 3rd Addition to Nashville, a Plan of which is of record in Book 57, page 106, of the Register's Office for Nashville and Davidson County, Tennessee.

Beginning in the southerly margin of Factory Street, at the northwest corner of said Lot 20; thence easterly with the southerly margin of said Street 25 feet, more or less, to the northwest corner of a part of a lot conveyed by W.T. Shelton to Aleona G. Shelton by Deed of record in Book 448, page 150, R.O.D.C. Tennessee; thence southerly with the westerly line of said lot conveyed to Aleona G. Shelton 149 feet, more or less, to the northerly margin of an alley; thence with the said alley

westwardly to the southwest corner of said Lot 20; thence with the westerly lien of said lot northerly 149 feet, 4 inches, more or less, to the beginning.

Being the same property conveyed to E. B. Hunt and son, Randy B. Hunt by Final Decree Confirming Sale of record Book 8816, page 715, Register's Office for Davidson County, Tennessee. E. B. Hunt has since died as has his wife and title has vested in his son Randy N. Hunt as his sole heir at law.

This is unimproved real property commonly known as 55 Factory Street, Nashville, TN.

Tract 2:

Being the westerly 25 feet of the easterly 60 feet of Lot No. 20 in John Lumsden's Third Addition to Nashville, a plan of which is of record in Book No. 57, page 106, Register's Office for said county.

Said part of Lot 20 fronts 25 feet on the southerly side of Factory Street, and runs back between parallel lines 149 feet, more or less, to an alley.

Being the same real property conveyed to E. B. Hunt and Randy B. Hunt as joint tenants with right of survivorship by Quitclaim Deed from W.S. Hunt and E. B. Hunt of record in Book 5767, page 224, Register's Office for Davidson County, Tennessee. E.B. Hunt has since died and Randy B. Hunt is the sole surviving joint tenant.

This is unimproved property commonly known O Factory Street a/k/a 57 Factory Street, Nashville, TN.

This conveyance is subject to all restrictions and encumbrances of record. This is not marital property of the Grantor and the Grantor does not reside on either lot.

Witness my hand this 23 day of February 2021.

RANDY B. HUNT

STATE OF TN }
COUNTY OF Williamson }

Before me, the undersigned of the state and county mentioned, personally appeared Randy B. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory

evidence), and who, upon oath stated he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Franklin, TN, this 23 day of February 2021.

Notary Public

My Commission Expires: May 1, 2021

KATHERINE L. SAUSEDA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-01-2021

Tennessee Certification of Electronic Document

I, Robert J. Notestine III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Trent North Notestine, a notary public for this county and state,
Notary's Name

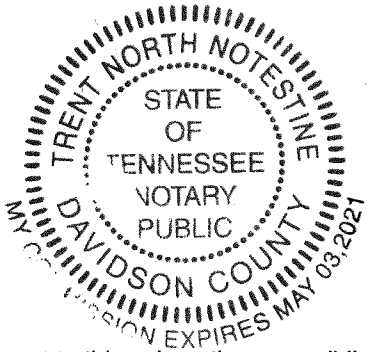
Robert J. Notestine, III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 05/03/2021

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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