THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 029000
PARCEL: 019.00

NEW OWNER'S ADDRESS
Brandon H. Hunley
4080 Bernard Road
Joelton, TN 37080

Karen Johnson Davidson County
Batch# 632933 DEEDQC
05/11/2021 09:51:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210511-0063088

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Road
Ste. 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Chad R. Hunley, married, Grantor, by these presents do hereby quitclaim and convey unto Brandon H. Hunley, unmarried, Grantee, his successor and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin (new) in the northerly margin of Bernard Road, in the westerly boundary of a tract of land which belongs to Randall E. Rives, having a deed reference in Deed Book 6298, Page 989, Register's Office for Davidson County, Tennessee, the southeast corner of this tract and continuing with the northerly margin of said road, and running 25 feet parallel to the center of said road, as follows: N 88° 29' 30" w, 159.81 feet to an iron pin (new) at the intersection of the northerly margin of Bernard Road and the easterly margin of Knipfer Road; thence with the easterly margin of Knipfer Road and running 25' parallel to the center of said road, as follows: N 05° 57' 53" W, 255.81 feet to a point; thence, N 00° 17' 55" W, 38.24 feet to an iron pin (new) in the easterly margin of Knipfer Road, in the southerly boundary of a tract of land which belongs to Gene L. Arrington, having a deed reference in Deed Book 8784, Page 497, Register's Office for Davidson County, Tennessee; thence, N 87° 28' 51" E, 192.86 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Gene L. Arrington, the northwest corner of said tract of land which belongs to Randall E. Rives; thence, S 01° 09' 02" W, 305.41 feet to the point of beginning, containing 1. 22 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, August 2, 1999.

Being the same property conveyed to Brandon H. Hunley, unmarried and Chad R. Hunley, married, the only heirs of Sandra K. Young, deceased, by Affidavit of Heirship dated 5/5/21 of record in Instrument No. 20210511-0063087 **Register's Office for Davidson County, Tennessee.**

This is (X) improved ( ) unimproved property known as: 4080 Bernard Road, Joelton, TN 37080.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 5 day of May, 2021.

Chad R. Hunley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Chad R. Hunley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of May, 2021.

Notary Public
My Commission Expires: 1/8/2024

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 5 day of May, 2021.

Notary Public
My Commission Expires: 1/8/2024

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY