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 24th day of May 2021, at Nashville, Davidson County, Tennessee, by Grantor, Dan E. Huffstutter, to Grantee, Adam T. Huffstutter.

Witnesseth:

That Grantor has 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 Dan E. Huffstutter and by quitclaim deed of record as instrument number 20200507-0047874in the Register of Deed's Office for Davidson County, TN.

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

Dan E. Huffstutter

Karen Johnson Davidson County
Batch# 642562 DEEDQC
05/24/2021 10:21:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210524-0069882

State of Tennessee)
County of Davidson)

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

Witness my hand and seal at office in Nashville, Tennessee, this 24th day of May 2021.

Claiborne K. McLemore III, Notary Public

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My Commission Expires:

March 6, 2024

Name and Address of Property Owner:	**Person Responsible For Payment of Property Taxes:**	**Map & Parcel Number:**
Adam T. Huffstutter 3707 Richland Avenue Nashville, TN 37205	Adam T. 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 24th day of May 2021.

Claiborne K. McLemore III, Notary Public

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My Commission Expires:

March 6, 2024