Karen Johnson Davidson County
Batch# 682736 DEEDQC
07/23/2021 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210723-0099264

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 Hunter, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of his interest and conveys unto, **Joshua Hunter, a married man, and K. Ryan Meadows, a married man,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee and being Lot. No. 19 of Block "B" on the Plan of the Subdivision of the Lindsley Home Place, of record in Plat Book 2, Page 92, of the Chancery Court et Nashville.

Said Lot No. 19 fronts 50 feet on the north side of Holly Street, formerly Chadwell Avenue; and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to RADInvestment, LLC, a Tennessee limited liability company, by Warranty Deed from Ray D. Hogue, unmarried, and Dorothy E. Nickens, married, of record in Instrument No. 20140124-0006903, Register's Office for Davidson County, Tennessee, dated January 15, 2014 and recorded on January 24, 2014. (Value of consideration shown in aforementioned deed $160,000.00.)

Being the same property conveyed to Arevalos Family Trust by Quitclaim Deed from RADinvestment, LLC, a Tennessee Limited Liability Company. of record in Instrument No. 20140922-0086835, Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 22, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Joshua Hunter by Warranty deed from Enrique R. Arevalos and Sandra L. Arevalos, Trustees of the Arevelos Family Revocable Living Trust Agreement U/A/D November 9, 1988, as amended of record in Instrument No. 202105030058721 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 3, 2021.

*This property was not used as a primary residence by Joshua Hunter and thus, his spouse has not joined in executing this conveyance.

Being also known as 1417 Holly Street Nashville, Tennessee 37206.

IN WITNESS WHEREOF, We have hereunto set out hands on this 21 day of July, 2021.

Joshua Hunter

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Joshua 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 21 day of July, 2021.

Notary Public

My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202107230099264

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Joshua Hunter 1417 Holly Street Nashville, TN 37206	Same/New owner	Davidson County: 083-09-0-429.00

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 21 day of July, 2021.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
1/3/23

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-21-21.

Date

Affiant Signature

7-21-21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of July, 2021.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)