Karen Johnson Davidson County
Batch# 708083 DEEDQC
08/31/2021 04:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210831-0117581

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:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 805 N 12th Street, A Horizontal Property Regime with Private Elements of record as Instrument No. 20210728-0101424, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Joshua Hunter, a married man by Warranty deed from Enrique R. Arevalos and Sandy L. Arevalos, Trustees of the Arevalos Family Revocable Living Trust Agreement U/A/D November 09, 1988, as amended of record in Instrument No. 20210503-0058721 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on May 03, 2021. (Value or consideration as shown in aforementioned deed $575,000.00.)

Being also known as 805 North 12th Street, Unit B Nashville, TN 37206.

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

IN WITNESS WHEREOF, We have hereunto set out hands on this 30 day of August, 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 30 day of August, 2021.

Notary Public

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

My Commission Expires: _____

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 805 N 12th Street Unit A Nashville, TN 37206	Same	Davidson County: 083-05-0I-002.00-CO

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 30 day of August, 2021.

Notary Public

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

My Commission Expires:

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 8/30/21.

Date

Affiant Signature

8/30/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of August, 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)