QUITCLAIM DEED

CHRISTY BURKHALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 THE 3 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

File No.: RP-21-3104

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Rodney Hunter, Jr.	James Rodney Hunter, Jr.	164 10 0A 141.00
(NAME)	(NAME)	
3104 Pony Ridge Way Nashville, TN 37013	3104 Pony Ridge Way Nashville, TN 37013	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stephanie A. Hunter, an unmarried woman**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **James Rodney Hunter, Jr., an unmarried man** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 187 on the plan of Village Three, Summerfield, a Planned Unit Development, as shown on plat of record in Instrument No. 20001006-0099706, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed from Bruce A. Holland, a married man, (joined by Justine J. Holland) to James Rodney Hunter Jr., a married man, by Warranty Deed dated July 31, 2014, recorded August 11, 2014, in Instrument No. 20140811-0072432, in the Register's Office of Davidson County, Tennessee.

This document has been executed pursuant to the Marital Dissolution Agreement filed in the 4th Circuit Court for Davidson County, Tennssee, Docket No. 19D-167.

This is **improved** property, known as 3104 Pony Ridge Way, Nashville, TN 37013
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 753101 DEEDQC
11/10/2021 02:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211110-0150450

Witness my/our hand(s) this 29 day of October, 2021.

Stephanie A. Hunter

STATE OF North Carolina

COUNTY OF Cleveland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephanie A. Hunter,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of October, 2021.

William A. McSwain
Notary Public

Commission expires: 6/23/2024

WILLIAM A MCSWAIN
NOTARY PUBLIC
My Commission Expires
06-23-2024
GASTON COUNTY, NC

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kim Bennett, 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 November 2, 2021.

Affiant Signature

11-3-2021
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 3 day of November, 2021.

Notary's Signature

My Commission Expires: 9-8-2025

Notary's Seal

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RP-21-3104

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