This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 757268 DEEDQC
11/17/2021 03:28:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211117-0153334

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Jim Hunter and Keri Hunter 515 Church St #4207 Nashville, TN 37219	SAME	173-10-0A-071.00-CO

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James Robert Hunter, Jr. and Keri Danielle Hunter, husband and wife** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Jim & Keri Hunter, LLC,** (the "Grantee"), its successors and assigns, all of their rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit 14A, Homes at 14 Fern Avenue, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20151202-0121352, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to **James Robert Hunter, Jr. and Keri Danielle Hunter, husband and wife** by Warranty Deed from **Eight-Nine King Development, LLC** of record in Instrument No. 20170918-0095220, in the Register's Office for **Davidson** County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deeds.

This is improved property known as: 14A Fern Avenue, Nashville, TN 37207

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

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

WITNESS my hand on this 15th day of November, 2021.

Keri Danielle Hunter
Keri Danielle Hunter

James Robert Hunter OR.
James Robert Hunter, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 15th day of November, 2021.

Notary Public

My Commission Expires: _____

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 15th day of November, 2021.

Notary Public

My Commission Expires: _____

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me on this 15th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: _____

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024