Prepared by:
Gordon Law Group, PLC
105 Westpark Drive, Suite 350
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1.

Affiant

Subscribed and sworn to before me, this 29 **day of** January, 2022.

Notary Public

ROBIN J. GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Maggard and Hunt Family Trust 3423 Amanda Avenue Nashville, TN 37215	Trustees of the Maggard and Hunt Family Trust 3423 Amanda Avenue Nashville, TN 37215	117074I00200CO

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **Kevin R. Maggard and Charmaine L. Hunt, husband and wife**, as Grantor, have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto Kevin Ray Maggard and Charmaine Lim Hunt, Trustees of the Maggard and Hunt Family Trust dated April 23, 2021, right, title, and interest in and to the following real property, located in Davidson County, State of Tennessee to-wit:

Land in Davidson County, Tennessee being Unit No. 2, of the declarations of covenants, conditions, and restrictions for Homes at 3421 & 3423 Amanda Avene, a horizontal property regime with private elements of record in Instrument No. 20170927-0098952, Register's Office of Davidson County Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Maggard and Charmaine Hunt from Nashville Now Investments, LLC by Warranty Deed dated September 21, 2018, and of record in Instrument No. 20180921-0093962, said Register's Office.

This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Whenever used, the singular 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# 805037 **DEEDQC**
02/14/2022 01:17:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220214-0016860

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of January, 2022.

Kevin R. Maggard
Grantor

Charmaine L. Hunt
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin R. Maggard, the within named individual, 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 the 27th day of January, 2022.

ROBIN J. GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

NOTARY PUBLIC
My Commission Expires _____

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charmaine L. Hunt, the within named individual, 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 the 27th day of January, 2022.

ROBIN J. GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

NOTARY PUBLIC
My Commission Expires _____