Karen Johnson Davidson County
Batch# 805210 DEEDQC
02/14/2022 03:58:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220214-0017117

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock, LLC
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Phillip A. Hunter
212 Dedham Dr., Nashville, TN 37214

Real Estate Tax ID Number: **08507007000**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED 71758926-804174

Under T.C.A. Section 66-5-103(B)(2)

This transfer between former spouses is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(E) as an adjustment of property rights between divorcing parties due to Judgment of Divorce entered on August 4, 2021, in Davidson County, Court Case No. 20-D-805.

THIS QUITCLAIM DEED, made this 10th day of January, 2022, by and between **Phillip A. Hunter, unmarried, and Penny Wright FKA Penny K. Hunter, unmarried, who acquired title as husband and wife**, whose post office address is **212 Dedham Dr., Nashville, TN 37214 and 1635 Bobby Nichols Dr., Cookeville, TN 38506,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Phillip A. Hunter, unmarried**, whose post office address is, **212 Dedham Dr., Nashville, TN 37214,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

DR1 71758926QC101010207

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 212 Dedham Dr., Nashville, TN 37214

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71758926QC10101030?

Phillip A Hunter (SEAL)
Phillip A. Hunter

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Phillip A. Hunter**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

Name: Tricia Y. Rodriguez

Commission Expiration Date: 03/06/24

TRICIA Y. RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 71758926QC101010407

202202140017117

Penny Wright (SEAL)

Penny Wright FKA Penny K. Hunter

STATE OF Tennessee

COUNTY Putnam, to wit:

Personally appeared before me, a Notary Public of said county and State, **Penny Wright FKA Penny K. Hunter**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Regina Ann Johnson

Notary Public

Name: Regina Ann Johnson

Commission Expiration Date: 5-21-2025

REGINA ANN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

DR1 71758926QC101010507

202202140017117

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Phillip A Hunter **(SEAL)**

Phillip A. Hunter

Subscribed and sworn to before me on this the 10th **day of** January, **20** 24.

Notary Public

NAME: Tricia Y. Rodriguez

TRICIA Y. RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/06/24

DR1 71758926QC101010607

202202140017117

EXHIBIT A

Legal Description:

Tax Id Number(s): 08507007000

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 179 ON THE PLAN OF STANFORD COUNTRY CLUB ESTATES, SECTION 4, OF RECORD IN BOOK 2900, PAGES 83 AND 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 179 FRONTS 84 FEET ON THE SOUTHERLY MARGIN OF DEDHAM DRIVE AND RUNS BACK BETWEEN LINES, 152.6 FEET ON THE WESTERLY LINE AND 220 FEET ON THE EASTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 139.63 FEET.

Parcel Identification Number: 08507007000
Commonly Known As: **212 Dedham Dr., Nashville, TN 37214**

Being the same property conveyed to Phillip A. Hunter and Penny K. Hunter, husband and wife, by deed dated April 15, 2014 of record in Deed Instrument/Case No. 20140417-0032239, in the County Clerk's Office.

DR1 71758926QC101010707

Tennessee Certification of Electronic Document

I, Betsy Lanzotti, 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 1/10/22 (date of document).

Affiant Signature

2/3/22
Date

State of MI

County of Wayne

Sworn to and subscribed before me this _____ day of _____, 2_____.

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026