Karen Johnson Davidson County
Batch# 808102 DEEDQC
02/18/2022 09:26:45 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220218-0018970

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

THIS QUITCLAIM DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED BY THE PREPARER FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Melinda J. Hunnicutt 4852 Big Horn Drive Old Hickory, TN 37138	Same	065 13 0 023.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollar ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GORDON RANDALL HUNNICUTT AND ARLEEN HUNNICUTT HICKS (collectively, "Grantor"), by these present, transfer and convey unto MELINDA J. HUNNICUTT ("Grantee"), her heirs, successors and assigns, all of their rights, title and interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

BEING Lot No. 14 on the Plan of Sherwood Forest, Section One, of record in Book 4175, page 153, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to CARLEEN HUNNICUTT by deed from ALAN R. WISE and wife, LISA L. BERRY WISE, of record as Instrument No. 20040526-0061841, dated May 21, 2004, said Register's Office.

CARLEEN HUNNICUTT died intestate on or about September 5, 2020, leaving her two siblings, GORDON RANDALL HUNNICUTT and ARLEEN HUNNICUTT HICKS as her only heirs-at-law. For further reference see Affidavit of Heirship of record as Instrument No. 20220218-0018969, said Register's Office.

The Subject Property is known as 4852 Big Horn Drive, Old Hickory, Tennessee 37138. The Subject Property is conveyed to Grantee, her heirs, successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not

shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

10 IN WITNESS WHEREOF, we have hereunto set our signatures to be effective as of the day of February, 2022.

GRANTOR:

GORDON RANDALL HUNNICUTT

STATE OF ~~TENNESSEE~~ Florida)
Tennessee DL 050999327

COUNTY OF ORANGE)

Before me, ALAIN Quesnel, a Notary Public of said County and State, personally appeared GORDON RANDALL HUNNICUTT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in ORLANDO, ~~Tennessee~~ Florida, this 10 day of February, 2022.

Notary Public

My Commission Expires: Feb. 26, 2024

ALAIN QUESNEL
Commission # GG 963075
Expires February 26, 2024
Bonded Thru Budget Notary Services

Arleen Hunnicutt Hicks
ARLEEN HUNNICUTT HICKS

SHELBY HORNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2024

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Shelby Horne, a Notary Public of said County and State, personally appeared ARLEEN HUNNICUTT HICKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 15 day of February, 2022.

Notary Public

My Commission Expires: 11-6-24

STATE OF TENNESSEE)

COUNTY OF Davidson)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this transfer is Ten and 00/100 Dollars ($10.00).

Aileen Hunnicutt Hicks
AFFIANT

Sworn to and subscribed before me, this 15 day of February, 2022.

Notary Public

My Commission Expires: 11-6-24

SHELBY HORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2024