Karen Johnson Davidson County
Batch# 814528 DEEDQC
03/03/2022 08:18:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220303-0024012

File Number: CL21244376R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg□LPA LLC,Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (51) 247 -9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Gary Bernard Hunter, Sr. and **Sandra Bursey Hunter**, 517 Saint Paul Drive, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
075 04 0 138.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no moneta□y consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Gary Bernard Hunter, Sr., a married man and **Robert Bursey**, a married man ~~and joined by spouse~~ Linda Bursey, whose mailing address is **517 Saint Paul Drive, Hermitage, TN 37076**, hereinafter grantors, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Gary Bernard Hunter, Sr.** and **Sandra Bursey Hunter**, husband and wife, as tenants by the entireties, hereinafter grantees, whose ta□ mailing address is **517 Saint Paul Drive, Hermitage, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real prope□

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING LOT NO. 349 ON THE PLAN OF TULIP GROVE, SECTION 6, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4460, PAGE 19, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY

MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PREMISES CONVEYED UNTO GARY BERNARD HUNTER□SR., AND ROBERT BURSEY, BY VIRTUE OF WARRANTY DEED FROM WILLIAM DEAN MOHR, DATED JANUARY 15, 2021, RECORDED JANUARY 19, 2021, IN INSTRUMENT: 20210119-0007710.

Property Address is: 517 Saint Paul Drive, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument 20210119-0007710 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 075 04 0 138.00

Seller makes no representations or warranties, of any kin or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subjectto the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and ass□ssments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on January 17, 2022.

Gary Bernard Hunter, Sr.

Robert Bursey

STATE OF Tennessee
COUNTY OF Lauderdale

The foregoing instrument was acknowledged before me on January 17, 2022 by ~~**Gary Bernard Hunter, Sr.,**~~ **Robert Bursey** and _____ who are personally known to me or have produced Driver's license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

TERRY HERVERY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/13/2023
COUNTY OF SHELBY

Executed by the undersigned on 1.19, 2022.

Gary Bernard Hunter, Sr.

Robert Bursey

STATE OF TN
COUNTY OF Dav

The foregoing instrument was acknowledged before me on 1.19, 2022 by **Gary Bernard Hunter, Sr., Robert Bursey** and _____ who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

State of Tennessee
County of Lauderdale

I, or we, hereby swear or affirm that to the best of affiant's knowlege, information, and belief, the actual consideration for this transfer or value of the property □erred, whichever is greater is $_____ which amount is equal to or greater than the amount □hich the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 17 day of January, 2022

TERRY HERVERY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/13/2023
COUNTY OF SHELBY

(Seal)

Affiant

Robert L. Bursey
Print Name

Notary Public

My commission expires:

Nov. 13, 2023

Terry Hervery
Print Name

CTIC# N/A

State of TN
County of Dixon

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18 day of January, 20 22.

Affiant

Gary Bernard Hunter Sr.
Print Name

(Seal)

Notary Public

My commission expires:
3424

Print Name

CTIC# _____

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Anthony Davis, 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 1/18/2022 (date of document).

Affiant Signature

1/18/2022
Date

State of PA

County of Montgomery

Sworn to and subscribed before me this 18th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/17/23

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries