Karen Johnson Davidson County
Batch# 859336 DEEDQC
05/20/2022 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220520-0058422

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 13, 2022.

AMY L. SOWNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/7/2025

New Owner Address:
Madalene Ann Houchin, Trustee
212 Fall Street
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number
061-16-0 307.00

QUITCLAIM DEED

Madalene Houchin, married ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Madalene Ann Houchin, Trustee of The Houchin Family Trust, dated May 13, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

WITNESS my hand on this day, ~~April~~ May 13, 2022.

Madalene Houchin

Brian Edward Gruber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Madalene Houchin** and **Brian Edward Gruber** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, May 13, 2022.

Notary Public

My Commission Expires: 7/7/2025

Notary's Seal

AMY L. SOWNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being Lot No. 48 and the easterly 25 feet of Lot No. 47 on the Plan of Re-Subdivision of Sunnymeade Unit No. 1 and Subdivision of Sunnymeade Unit No. 2 of record in Book 974, pages 56 & 57, Register's Office for Davidson County, Tennessee.

Sid Lot and said part of said lot adjoin and front together 75 feet on the south side of Sunnymeade Avenue and runs back between parallel lines 139 feet, more or less, to a dead line.

Being the same property conveyed to Madalene Houchin, unmarried, by warranty deed from North Egg Ventures, LLC, a Tennessee limited liability company, of record as Instrument No. 20070904-0105706, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

Brian Edward Gruber joins in the execution of this instrument, to convey any interest he may have in the subject property.

This is improved property known as 1302 Sunnymeade Drive, Nashville, TN 37216.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 May 13, 2022.

Affiant Signature

Date: May 13, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, May 13, 2022.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

873747.1/2011927