Karen Johnson Davidson County
Batch# 859528 DEEDQC
05/20/2022 10:11:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220520-0058677

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENN COUNTY OF DA The actual consideration for this transfer is: $-0-. Sara Ramsay Hunter Affiant Subscribed and sworn to before me, this 13 day of May, 2022 Notary Public My Commission Expires: 7/24/23

BEN COLLIER
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

QUITCLAIM DEED

Address New Owner: Sara Ramsay Hunter Revocable Trust P.O. Box 354 Hermitage, TN 37076	Send Tax Bills To: New Owner	Tax Information: 061-15-0-033.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the **Sara L. Hunter, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **the Sara Ramsay Hunter Revocable Trust,** its heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Part of Lot No. 53, on the Plan of Maplewood Home Tract, as shown on plat of record in Plat Book 421, Page 174, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 53 fronts 60 feet on the westerly side of Baxter Street or Avenue and runs back 225 feet on the southerly line and 225 feet, mor or less, on the northerly line to a easterly line of Lot No. 56, measuring 57.5 feet thereon.

Being the same property conveyed to Sara L. Hunter, married from Daisye S. Ramsay, unmarried, heir at law of Sammie Ramsay Parks and Rebecca Ramsay, unmarried by Quitclaim Deed recorded on January 8th, 2008 in Instrument No. 20080107-0001462, Register's Office of Davidson County, Tennessee. William Mason Hunter, III, spouse of Sara L. Hunter having died on June 27th, 2021. Sara L. Hunter is now unmarried.

This is property known as 3927 Baxter Avenue Nashville, TN 37216.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of May, 2022.

Sara L. Hunter

Sara L. Hunter

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sara L. Hunter**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of May, 2022.

Notary Public

My Commission Expires: 7/24/23

BEN COLLIER
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON