Karen Johnson Davidson County
Batch# 859528 DEEDQC
05/20/2022 10:11:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220520-0058680

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: $0.00. Sara Ramsay Hunter Affiant Subscribed and sworn to before me, this 13 day of ~~April~~ 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: 054 09 0 011.00

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, **Sara Lynn 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 the East part of the West part of Lot No. 8 on the Map of Life & Casualty Insurance Company's Subdivision of Dabbs & Elliott Property, of record in Book 843, Page 56, Register's Office for said County, and described as follows:

Beginning at a point in the center line of Pitts Avenue, 100 feet East of the common corner of Lots Nos. 7 and 8, said point also being 2736.7 feet East of the Easterly margin of 32nd Street; thence leaving said Avenue North 1 degree 41 minutes East 578 feet more or less to low water mark of Cumberland River; thence with same Southeasterly 142 feet to a point; thence S. 9 degrees 3 minutes West 568 feet to the center line of Pitts Avenue; thence with the center line of the same North 88 degrees 37 minutes West 70 feet to the point of beginning.

Included in the above conveyance but expressly excluded is the following tract conveyed from Willie A. Arnold and wife, to U.S.A. of record in Book 2150, Page 377, and described as follows:

A tract of land situated on the left descending bank of the Cumberland River, in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the line of the lands now or formerly of George T. and Winifred R. Kelley said point being W. 9 degrees, 03 minutes East 370 from the most Southeasterly corner of the lands of the subject owner, and the most Southwesterly corner of the lands of said Kelley; thence from the point of beginning, and severing the lands of the subject owner, N. 70 degrees 00 minutes West 123 feet to a point in the line of the lands now or formerly of J.A. Ramsey; thence, along said Ramsey line N. 2 degrees 10 minutes East 181 feet to a point in the low water line of Hart Slough; thence Southeasterly and upstream, following the meanderings of said water line, a distance of 143 feet, more or less, to a corner common to the lands of George T. and Winifred R. Kelley; thence, leaving said water line and along said Kelley line, S. 9 degrees 03 minutes West 185 feet to the point of beginning, containing fifty five hundredths (0.55) of an acre, more or less.

Being the same property conveyed to Sara Lynn Hunter and William M. Hunter III, wife and husband by Quitclaim Deed of record in Instrument No. 20150610-0054629, Register's Office of Davidson County, Tennessee.

William M. Hunter, III having died on June 27th, 2021 in Davidson County, Tennessee. His interest in the subject property having passed to Sara Lynn Hunter as the surviving tenant by the entirety.

This is property known as 3209 Lakeshore Drive, Old Hickory, TN 37138.

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 Lynn Hunter

Sara Lynn Hunter

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sara Lynn 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