Karen Johnson Davidson County
Batch# 900601 DEEDQC
08/08/2022 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220808-0090261

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for the transfer is $0.

AFFIANT

ROBERT J. HAZARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires FEB. 28, 2026

Subscribed and sworn to before me on this day, August 8, 2022.

Notary Public

My Commission Expires: _____

New Owner Address:
Timothy Alan Hunt and
Nancy Henderson Hunt, Co-Trustees
4213 Savannah Place
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
132-05-0-167.00

QUITCLAIM DEED

Timothy A. Hunt and wife, Nancy H. Hunt (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Timothy Alan Hunt and Nancy Henderson Hunt, Co-Trustees of the Hunt Family Trust, dated August 8, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 8, 2022**.

Timothy Alan Hunt

Nancy Henderson Hunt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Timothy Alan Hunt and Nancy Henderson Hunt**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 8, 2022.

Notary Public

My Commission Expires:

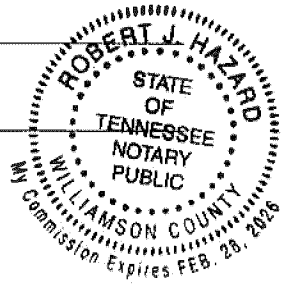


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Jewell Estates, as of record in Plat Book 9700, page 14, Register's Office for Davidson County, Tennessee;

Being the same property conveyed to Timothy A. Hunt and wife, Nancy H. Hunt from Dudley Warner Properties, LLC, by deed of record in Book 10087, Page 608, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4213 Savannah Place Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 August 8, 2022.

Affiant Signature

8/8/2022
Date

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this day, August 8, 2022.

Notary Public

My Commission Expires: 1/11/2026

HALLIE RUTH TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY