Karen Johnson Davidson County
Batch# 902822 DEEDQC
08/12/2022 10:36:23 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220812-0091733

This instrument was prepared by:
Hayes Thomas PLC
214 Second Avenue North, Suite 103
Nashville, TN 37201

QUITCLAIM DEED

FROM: WENDY ELIZABETH HUNT

TO: BRITT PATRICK HUNT

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Wendy Elizabeth Hunt	Wendy Elizabeth Hunt	128130A33200C
9244 Hester Beasley Road	9244 Hester Beasley Road	
Nashville, TN 37221	Nashville, TN 37221	

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce in that certain case styled Britt Patrick Hunt v. Wendy Elizabeth Hunt, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 21D-1415, and that there was no consideration given for the transfer.

Wendy Elizabeth Hunt
WENDY ELIZABETH HUNT, Grantee

Sworn to and subscribed before me, this the 8th day of August, 2022.

Maura Nelson
NOTARY PUBLIC

My Commission Expires: 10.2.2023

MAURA ANN NELSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 2, 2023

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(a)(3)(E), and in accordance with the terms and conditions of the Final Decree of Divorce in that certain case in the Fourth Circuit Court for Davidson County, Tennessee, BRITT PATRICK HUNT has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said WENDY ELIZABETH HUNT, her heirs, successors and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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This instrument was prepared by:
Hayes Thomas PLC
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TRACT I:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Campbell Surveying Co., Inc., David Bundren, Tennessee License No. 1517 dated June 26, 1991 as follows:

Beginning at a point in the southerly margin of Hester Beasley Road, said point being .07 miles east of Highway 100; thence with the margin of said road, South 53 deg. 31 min. 49 sec. East 50.00 feet to a point; thence leaving said road along a gravel driveway, the following calls: South 36 deg. 28 min. 11 sec. West 58.63 feet, South 78 deg. 10 min. 02 sec. West 93.61 feet, South 85 deg. 03 min. 43 sec. West 174.48 feet, South 70 deg. 33 min. 49 sec. West 28.76 feet, South 1 deg. 22 min. 10 sec. West 77.78 feet, South 1 deg. 28 min. 59 sec. West 116.67 feet, South 18 deg. 15 min. 36 sec. East 82.01 feet, South 9 deg. 04 min. 19 sec. East 96.62 feet, South 7 deg. 48 min. 45 sec. East 96.76 feet, South 1 deg. 17 min. 59 sec. West 71.87 feet, South 14 deg. 26 min. 08 sec. West 149.62 feet, South 10 deg. 48 min. 09 sec. West 91.20 feet, South 30 deg. 33 min. 59 sec. West 79.71 feet, South 28 deg. 30 min. 14 sec. West 43.67 feet, South 29 deg. 17 min. 10 sec. West 100.08 feet, South 20 deg. 53 min. 59 sec. West 221.31 feet, South 61 deg. 05 min. 25 sec. West 114.24 feet, South 48 deg. 45 min. 34 sec. West 37.57 feet, South 17 deg. 25 min. 53 sec. East 79.21 feet, South 18 deg. 22 min. 01 sec. East 177.91 feet, South 5 deg. 12 min. 07 sec. West 150.30 feet, South 9 deg. 36 min. 59 sec. West 221.35 feet, South 2 deg. 14 min. 25 sec. West 78.62 feet, South 8 deg. 03 min. 35 sec. East 239.83 feet, South 9 deg. 33 min. 35 sec. East 67.99 feet; thence, leaving said gravel driveway, South 31 deg. 09 min. 44 sec. East 367.52 feet to a point; thence, South 17 deg. 38 min. 10 sec. West 540.82 feet to a point; thence North 37 deg. 45 min. 00 sec. West 599.00 feet to a point; thence North 42 deg. 00 min. 00 sec. East 234.00 feet to a point; thence, North 60 deg. 58 min. 00 sec. East 131.30 feet to a point; thence, North 30 deg. 11 min. 13 sec. East 77.35 feet to a point; thence along the gravel driveway, the following calls: North 15 deg. 33 min. 04 sec. West 112.70 feet, North 8 deg. 03 min. 35 sec. West 247.61 feet, North 2 deg. 14 min. 25 sec. East 86.35 feet, North 9 deg. 36 min. 59 sec. East 222.65 feet, North 5 deg. 12 min. 07 sec. East 137.94 feet, North 18 deg. 22 min. 01 sec. West 167.89 feet, North 17 deg. 25 min. 53 sec. West 112.21 feet, North 48 deg. 45 min. 34 sec. East 75.56 feet, North 61 deg. 05 min. 25 sec. East 101.35 feet, North 20 deg. 53 min. 59 sec. East 206.69 feet, North 29 deg. 17 min. 10 sec. East 103.40 feet, North 28 deg. 30 min. 14 sec. East 44.23 feet, North 30 deg. 33 min. 59 sec. East 71.89 feet, North

10 deg. 48 min. 09 sec. East 86.07 feet, North 14 deg. 26 min. 08 sec. East 145.45 feet, North 1 deg. 17 min. 59 sec. East 62.13 feet, North 7 deg. 48 min. 45 sec. West 92.23 feet, North 9 deg. 04 min. 19 sec. West 92.06 feet, North 18 deg. 15 min. 36 sec. West 86.69 feet, North 1 deg. 28 min. 59 sec. East 125.33 feet, North 1 deg. 22 min. 10 sec. East 122.22 feet, North 70 deg. 33 min. 49 sec. East 69.61 feet, North 85 deg. 03 min. 43 sec. East 177.83 feet, North 78 deg. 10 min. 02 sec. East 71.55 feet, North 36 deg. 28 min. 11 sec. East 39.59 feet to a point of beginning, containing 8.18 acres, more or less.

This instrument was prepared by:
Hayes Thomas PLC
214 Second Avenue North, Suite 103
Nashville, TN 37201

TRACT II:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Hester Beasley Road east of Highway 100 and being more particularly described as follows:

Beginning at a point in the centerline of Hester Beasley Road approximately 2865 feet east of Highway 100, said point being the northeast corner of James C. Hamblen, et ux, of record in Book 4466, page 256, Register's Office for Davidson County, Tennessee.

Thence leaving said road with the common line between said Hamblen and Morrison, the following calls: South 09 deg. 57 min. 49 sec. East, 116.86 feet to a point; South 07 deg. 25 min. 01 sec. East, 205.13 feet to a point; South 02 deg. 24 min, 57 sec. East, 154.44 feet to a point; South 23 deg. 23 min. 06 sec. East, 142.05 feet to a point; South 02 deg. 00 min. 02 sec. West, 118.31 feet to a point; South 07 deg. 59 min. 56 sec. West, 200.00 feet to a point; South 27 deg. 00 min. 00 sec. West, 245.00 feet to a point; South 23 deg. 00 min 00 sec. West 155.00 feet to a point; South 33 deg. 18 min. West, 140.73 feet to the true point of beginning of herein described tract; thence, continuing with said common line, South 33 deg. 18 min. 00 sec. West, 13.76 feet to a point; thence, South 47 deg. 30 min. 00 sec. West, 97.73 feet to a point in the centerline of a road; thence, with said centerline North 16 deg. 10 min. 53 sec. East 42.12 feet to a point; thence, North 49 deg. 29 min. 13 Sec. East, 33.27 feet to a point; thence, North 70 deg. 02 min. 04 sec. East, 45.30 feet to the true point of beginning, containing 1585 square feet or 0.04 acres more or less.

Being the same property conveyed to Britt P. Hunt and Wendy E. Hunt, husband and wife, by deed from Brent Thompson, a married man, of record in Document No. 20210913-0121943, Register's Office for Davidson County, Tennessee

The physical address of this property is 9244 Hester Beasley Road, Nashville, Tennessee 37221.

WITNESS my hand, this 10th day of August, 2022.

BRITT PATRICK HUNT, Grantor

This instrument was prepared by:
Hayes Thomas PLC
214 Second Avenue North, Suite 103
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marrianne Baugh, a Notary Public in and for Davidson County, Tennessee, the within named BRITT PATRICK HUNT, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 10th day of August, 2022.

Marianne Baugh
Notary Public

My Commission Expires: 1/3/2023

MARRIANNE BAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.