Karen Johnson Davidson County
Batch# 957118 DEEDQC
01/03/2023 12:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230103-0000263

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
Hunter J. Holland 216 Greenleaf Street Chattanooga, TN 37415	New Owner	105054S00200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MATIL RICHARD AND WALTER RICHARD, HUSBAND AND WIFE**, by these presents does hereby quitclaim and convey unto **HUNTER J. HOLLAND**, his heirs, successors and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit B, together with the common area, as established by the Declaration for Homes at 1707 Hillside Avenue of record as Instrument No. 20220614-0067745 and being shown on the Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Eric M. Burton-Krieger and Meagan C. Burton-Krieger, husband and wife, by Warranty Deed from Garafola Properties, LLC recorded March 13, 2012 in Instrument Number 20120313-0021707, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Matil Richard and Walter Richard, wife and husband, by Warranty Deed from Eric M. Burton-Krieger and Meagan C. Burton-Krieger, husband and wife, of record in Instrument No. 20160613-0059708 Register's Office for Davidson County, Tennessee.

Being also known as 1708 10th Avenue South, Nashville, TN 37203.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28 day of December 2022.

Matil Richard

Matil Richard

Walter Richard

Walter Richard

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matil Richard and Walter Richard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December 2022.

Margaret E. Bailey
Notary Public

MARGARET E. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires: 01·25·2023

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 28th day of December 2022.

Affiant

My commission expires: 01·25·2023 (Affix Seal)

Margaret E. Bailey
Notary Public

MARGARET E. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 3, 2023 (date of document).

Affiant Signature

January 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023