Prepared By:
Lisa Brock
1101 Dawnwood Drive
Old Hickory, TN. 37138

After Recording Return To:
518 Leeanne Dr
Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch# 984625 **DEEDQC**
03/27/2023 08:08:04 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20230327-0021798

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 27, 2023 THE GRANTOR(S),

- Jerry H Hunt, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Michael A Hunt, a single person, residing at 518 Leeanne Dr, NASHVILLE, Davidson County, Tennessee 37211

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 14711006100
Current source of title
20051121-0140250

Mail Tax Statements To:
Michael A Hunt
518 Leeanne Dr
Nashville, Tennessee 37211

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: March 23, 2023

Lisa A. Brock - POA

Jerry H Hunt
518 Leeanne Dr
NASHVILLE, Tennessee, 37211

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 23rd day of March, 2023, before me personally appeared Jerry H Hunt, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

REGINA FRASIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Regina Frasier
Notary Public

Title (and Rank)

My commission expires 5-5-25

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Lisa Brock - POA, **Affiant**
Subscribed and sworn before me this the
25 **Day of** March, **20** 23
A. Hayes, **Deputy Register**

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

DURABLE REVOCABLE GENERAL POWER OF ATTORNEY

I, **Jerry H. Hunt**, hereby appoint my daughter, **Lisa Brock**, my Attorney in Fact, to act for me and as if me or in my name, place, and stead under this Durable, Revocable General Power of Attorney ("POA") with full power of substitution; all, as she, in her sole discretion, determines; and without in any way limiting the scope of her power (which is intended to be as broad and inclusive as is possible) **Lisa Brock** shall have the power, authority and discretion to do and perform or to refrain from doing and/or performing, all and every act and/or thing whatsoever, for me, and/or in my name as she deems advisable, necessary, or worthwhile to be done in furtherance of my interest(s); and further, I ratify and confirm all that the said **Lisa Brock** shall lawfully do or cause to be done pursuant to this POA; and she and any substitute or successor, appointed to serve in her place and stead by the Probate Judge for Davidson County Tennessee and acting in her place and stead, shall have the power, authority and discretion to write/draw checks on my account(s) @ the Sun Trust Bank branch at 2725 Nolensville Road, Nashville TN; and to sign my name to them as if me or as my Attorney in Fact, and to make deposits and/or withdrawals on/to/from my said account(s); and otherwise to engage in any and all banking transactions, signing my name as if me or as my Attorney in fact, at any and all banks or banking institutions where I have an account(s) or where I may hereafter have an account(s); and to have access to any safety deposit box/es, which I am entitled to access; and to pay premiums and/or borrow on the security of and/or surrender and receive the surrender value of, any and all, life insurance policies carried by me, and/or on my life; and to bargain and sell, transfer, and/or convey, and/or mortgage any of my real property, especially that at 518 Leeanne Drive, in Nashville TN 37211 and/or any interest(s) therein; and to make, do and transact all and every kind of business of whatsoever kind and nature, for me and/or as if me or in my name; as my own free act and deed, including but not limited to, making any election(s), choice(s), and/or other decisions of all sort(s) and nature(s) as if she were me; and to deal with any local, state, and/or the federal government and/or with any agency(s) of the same (E.g., the Social Security Administration, Homeland Security, TVA, or IRS; as if me and/or for me and/or in my name.

My execution of this Durable Revocable General Power of Attorney thereby revokes any and all General Power(s) of Attorney executed by me before this date; but shall not affect any existing Healthcare POA's or Living Wills; and it shall become effective when sworn to and subscribed by me before a notary public (irrespective of when or whether it shall ever be recorded in the Register's Office for Davidson County, Tennessee); and, once so executed by me, it shall not be affected by any subsequent physical or mental disability or incapacity that I may suffer thereafter.

REVOCATION

I reserve the right and power to revoke this Power of Attorney, by executing a written revocation before a Notary Public, referring to this instrument by date and, if recorded, by its recording number; and such revocation shall only become effective upon its recordation in the Register's Office for Davidson County Tennessee. In event of the involuntary termination of this Durable Revocable General Power of Attorney by operation of law (i.e., on my death or upon my filing bankruptcy) I, my administrators, executors, representatives and/or other successors, shall hold persons and legal entities relying on this instrument, harmless from any and all loss or liability incurred by them while acting in reliance upon this instrument during the period of time from such termination until due notice in writing or other actual or legally equivalent notice, shall have been received by such person or legal entity; and such person or legal entity, shall have a lien to secure the same, upon any funds, bonds, stocks, commercial paper, certificates of deposit, and on any and all other real and/or tangible or intangible personal property belonging to me or in which I may have a legal interest, or which may be in the possession of or under the control of such person or legal entity, and upon any claims which I or my executors, administrators, or other representatives, may have against such person or legal entity, at the time of said termination.

IN WITNESS WHEREOF, I have hereunto set my hand, on 05/31/2012.

Jerry H. Hunt

STATE OF TENNESSEE

I certify upon oath that **Jerry H. Hunt**, a person known to me or who provided proof of identity, personally appeared before me, a notary public in and for Tennessee, and having been duly sworn, swore to and subscribed the within instrument, a Durable Revocable General Power of Attorney, and then acknowledged that he had executed the same for the purposes set forth therein, and as his own free act and deed on 05/31/2012.

WITNESS my hand and official stamp in Tennessee on 05/31/2012.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: on 2/7/2014

Prepared by John G. Doak, Sr., Attorney, TBA No.2343, 2525-A Lebanon Pike, Nashville, TN, 37214-2414

AFFIDAVIT OF INHERITANCE OF REAL ESTATE

Address of New Owner	Send Tax Bills To	Map & Parcel No
Jerry Hunt 518 Leeanne Drive Nashville, TN. 37211	Same	Map: 147-11-0 Parcel: 061.00

Davidson County AFFIDAVIT
Recvd: 11/21/05 12:17 2 pgs
Fees:12.00 Taxes:0.00
20051121-0140250

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, being duly sworn, deposes and says: Lester Ray Hunt and wife, Frances Hunt, were the sole owners of the following described real estate. The said Frances Hunt died in Nashville, Davidson County, on April 7, 2000 and Lester Ray Hunt died in Nashville, Davidson County, Tennessee on March 27, 2005. Said land is described specifically as follows:

> Land in Davidson County, Tennessee, being Lot No. 430 on the Map of Whispering Hills Subdivision, Section II-C, as of record in Book 2663, page 67, Register's Office for said County.
>
> Said Lot No. 430 fronts 83.9 feet on the northeasterly side of Leeanne Drive and runs back between lines 187 feet on the southeasterly line and 174 feet on the northwesterly line to a dead line in the rear, measuring 65 feet thereon.
>
> Being the same property conveyed to Lester Ray Hunt and wife, Frances Washer Hunt by deed from Robert Tarpley, Jr., and wife, Helen Ruth Tarpley, of record in Book 3181, page 577, said Register's Office.
>
> This conveyance is made subject to restrictive covenants, easements and set-back lines of record.

This is improved property known as 518 Leeanne Drive, Nashville, TN. 37211.

Lester Ray Hunt died intestate. His estate was admitted to probate on June 14, 2005, docket number 05P-904. Jerry Hunt was the only child of Lester Ray Hunt and Frances Hunt. Lester Ray Hunt had no other children. Frances Hunt had no other children. Jerry Hunt is the sole heir of at law of Lester Ray Hunt. The said Lester Ray Hunt, deceased was an unmarried person at the time of his death.

11-16-05
Date

Jerry H Hunt
Jerry Hunt, Administrator