Karen Johnson Davidson County
Batch# 988209 DEEDQC
04/04/2023 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230404-0024560

(4)

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Melanie Jean Collins
AFFIANT

Subscribed and sworn to before me this 29th day of March, 2023.

A. Scott Hubbard
NOTARY PUBLIC
My Commission Expires: 11-5-2024

ADDRESS OF NEW OWNER:
Melanie Jean Hunt Collins
798 Walnut Ridge Drive
LaVergne, TN 37086

SEND TAX BILLS TO:
Troy W. Kilpatrick
310 Hurst Drive
Old Hickory, TN 37138

MAP AND PARCEL:
053-11-5.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Melanie Jean Collins, a married woman, being the sole heir of Betty Jean Hunt Kilpatrick (Betty Jean Hunt Kilpatrick being one and the same as Betty P. Hunt) and Troy W. Kilpatrick, unmarried, being the surviving spouse of Betty Jean Hunt Kilpatrick, Grantors, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property, to Melanie Jean Collins, a married woman, Grantee. This conveyance is subject to a life estate in the property which is retained by and granted to Troy W. Kilpatrick. This life estate was granted to him in the Last Will and Testament of Betty Jean Hunt Kilpatrick which is attached as an exhibit to the Affidavit of Heirship executed by Melanie Jean Collins and recorded simultaneously herewith. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 61, on the plan of Fairway View, Section Two as of record in Plat Book 2900, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William D. Hunt Jr., and wife, Betty P. Hunt by Warranty Deed of record in Book 5105, Page 102, Register's Office for Davidson County, Tennessee. William D. Hunt, Jr., died on July 25, 2000 leaving Betty P. Hunt as his surviving spouse. Betty P. Hunt later married Troy W. Kilpatrick and became known as Betty Jean Hunt Kilpatrick. Betty Jean Hunt Kilpatrick died on April 30, 2017 leaving a Last Will and Testament dated August 29, 2002. Pursuant to said Will she devised this property to her daughter Melanie Jean Collins and granted a life estate to her surviving spouse Troy W. Kilpatrick. See Affidavits of Heirship of

record in Instrument No. 202304040024557, Instrument No. 202304040024558, and Instrument No. 202304040024559, Register's Office for Davidson County, Tennessee. Said property is conveyed subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for Davidson County, Tennessee. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This property has never been the marital residence of Melanie Jean Hunt Collins.

This instrument has been prepared based solely upon information provided by the parties and without the benefit of a title search.

This is improved property known as: 310 Hurst Drive, Old Hickory Tennessee 37138.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 31 day of MARCH, 2023.

Troy W. Kilpatrick

Melanie Jean Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31 day of March, 2023, personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Troy W. Kilpatrick, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Notary Public

My Commission Expires: 11-5-2024

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24 day of March, 2023, personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Melanie Jean Collins, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Notary Public

My Commission Expires: 11-5-2024

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Certificate of Authenticity

I, A. Scott Hubbard, 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 March 31, 2023.

Date

A. Scott Hubbard

Affiant Signature

4-4-2023

Date

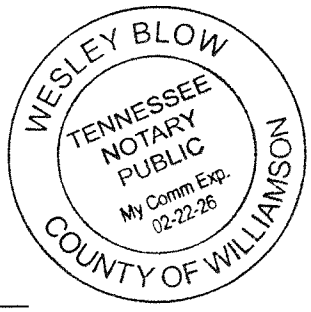
State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of April, 2023.

Wesley Blow

Notary's Signature



My Commission Expires: _____

Date

Notary's Seal (if on paper)