THIS DOCUMENT PREPARED BY.
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP 052080A
PARCEL 262 00CO

NEW OWNER'S ADDRESS
Jacqueline Hunter & Gentry Hunter
900 Santa Maria Cove
Madison, TN 37115

SEND TAX BILLS TO
CapStar Bank
2002 Richard Jones Rd , Ste 300A
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1001031 DEEDQC
05/09/2023 10 11 07 AM 2 pgs
Fees $17 00 Taxes $0 00

20230509-0034415

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Jacqueline Hunter, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 86 on the Plan of Heron Walk, Section 4, Phase 2, of record in Plat Book 9700, Page 687, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline Hunter, married by Warranty Deed dated 8/8/2005 from Schunn P. Price and husband, Eric Turner of record in Instrument No. 20050824-0101107, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as. 900 Santa Maria Cove, Madison TN 37115

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Jacqueline Hunter and Gentry Hunter, wife and husband, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 3rd day of May 2023.

Jacqueline Hunter

Jacqueline Hunter

Tammy Mellons

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Jacqueline Hunter, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand an official seal this the 3rd day of May 2023.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 3rd day of May 2023.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03 2023

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 3rd day of May 2023

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03 2023