Karen Johnson Davidson County
Batch# 1032214 DEEDQC
07/28/2023 02:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230728-0058486

X-0563
Box #14

Quitclaim Deed	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- . Affiant Subscribed and sworn to before me this 28th day of July, 2023. Notary Public My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address New Owner(s) as follows:	Send Tax Bills To:	Parcel ID:
AMI Drake Daughters LLC **Attention: Ryan Hunt** **642 Brook Hollow Rd.** **Nashville, TN 37205**	**New Owner**	**09016020200**

For and in consideration of the sum of One Dollar ($1.00) paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan Hunt, an unmarried man** ("**Grantor**"), does hereby transfer and quitclaim unto **AMI Drake Daughters LLC, a Tennessee limited liability company** ("**Grantee**"), its successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot 390 on the Plan of Charlotte Park, Section V, of record in Book 2663, page 112, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the southeasterly margin of Achievement Drive, thence South 47 degrees 47' east 130.0 feet to a point; thence northeasterly 131.4 feet to a point in the southwesterly margin of Scholarship Drive, thence with the margin of said Drive northwesterly 96.2 feet to a point, thence around a curve, westerly 38.0 feet to a point in the southeasterly margin of Achievement Drive, thence with said Drive, southwesterly 99.6 feet to the point of beginning.

Being the same property conveyed to Ryan Hunt, an unmarried man, by Warranty Deed dated May 31, 2023, from Melissa Faye Black Garris and Terry Anthony Black, heirs at law of the Estate of Betty Jo Carter Black, of record as Instrument Number 20230605-0042443, Register's Office for Davidson County, Tennessee.

This is improved property known as **538 Achievement Dr., Nashville, Tennessee 37209.**

This conveyance is subject to such limitations, restrictions, encumbrances, and easements as may appear of record.

The purpose of this instrument is to transfer all interests that Ryan Hunt may have in the property to AMI Drake Daughters LLC.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The legal description above is the same as the description contained in the prior deed referenced herein. The preparer makes no warranties or representations regarding the status of title to the property.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of July, 2023.

Ryan Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Ryan Hunt**, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of July 2023.

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

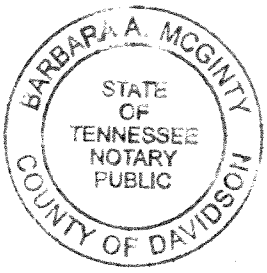
Notary Public
My commission expires: 9-7-2026

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 July 28, 2023.

Mike Boyd
Date: July 28, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28h day of July, 2023.



Notary Public
My commission expires: 9-7-2026