Karen Johnson Davidson County
Batch# 1038096 DEEDQC
08/14/2023 02:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230814-0063084

This Instrument
Prepared By:
and return to:
HHHL, PLLC
1104 Fatherland St
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of combining tax parcels, **Joshua L. Hunter, Trustee of the Vibrant Victorian Trust, dated November 28, 2022**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua L. Hunter, Trustee of the Vibrant Victorian Trust, dated November 28, 2022**, hereinafter called the Grantee, her successors and assigns. A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of East Edgefield Plan, of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being conveyed to Joshua L. Hunter, as Trustee of The Vibrant Victorian Trust dated November 28, 2022, by Quitclaim Deed from 1110 Russell, LLC, a Tennessee limited liability company, dated 11/28/2022, recorded 11/29/2022, and appearing of record at Instrument No. 20221129-0125089, Register's Office for Davidson County, Tennessee.

Being also known as 1110 Russell Street Nashville, TN 37206. (Map/Parcel: 083-13-0-029.00)

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of East Edgefield Addition of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 1110 Russell, LLC, a Tennessee limited liability company by Warranty Deed from Peter T. McDowell, an unmarried man dated June 17, 2022 and filed for record on July 05, 2022 in Instrument #20220705-0077194, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua L. Hunter, as Trustee of The Vibrant Victorian Trust dated November 28, 2022, by Quitclaim Deed from 1110 Russell, LLC, a Tennessee limited liability company, of Record in Instrument No. 20230814-**0062996**, Register's office for Davidson County, Tennessee.

Being also known as 0 Russell Street Nashville, Tennessee 37206. (Map/Parcel:083-13-0-028.00)

IN WITNESS WHEREOF, we have hereunto set out hands on this 14th day of August, 2023.

VIBRANT VICTORIAN TRUST

Joshua L. Hunter, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Joshua L. Hunter, as Trustee of the Vibrant Victorian Trust, dated November 28, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in his capacity as trustee for the purposes therein contained.

Witness my hand and seal this 14th day of August, 2023.

Notary Public

My Commission Expires:

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Vibrant Victorian Trust 1110 Russell Street Nashville, TN 37206	Same	Davidson County: 083-13-0-029.00 083-13-0-028.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 14th day of August, 2023.

Notary Public

My Commission Expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **August 14, 2023**.

Date

D Hardwick

Affiant Signature

August 14, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026