Karen Johnson Davidson County
Batch# 1054493 DEEDQC
09/27/2023 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230927-0075799

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Thelma Sanders Hunter Jimmy L. Hunter Judyith Patterson 3805 W Hamilton Rd Nashville, TN 37218	New owner	069-03-0-073.02

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Thelma Sanders Hunter and Jimmy L. Hunter, wife and husband**, by these presents do hereby quitclaim and convey unto, **Thelma Sanders Hunter and Jimmy L. Hunter, wife and husband, and Judyith Patterson, a single woman, as joint tenants with rights of survivorship**, their successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Beginning at a point in the Southerly margin of West Hamilton Road, which point is located at 1537.7 feet West, as measured along the Southerly margin of West Hamilton Road, from the intersection of the Southerly margin of West Hamilton Road with the Westerly margin of Clarksville Highway, which point of intersection is also the Northeast corner of Lot No. 1 of Tract 8 of the revised map of Fairview Subdivision, of record in Book 1130 and Page 54, Said Register's Office; thence South 4 Deg. 58 Min. West 200 feet to a point; thence North 85 Deg. 2 Min. West 100 feet to a point; thence North 4 Deg. 58 Min. East 200 feet to a point in the Southerly margin of the same, South 85 Deg. 2 Min. East 100 feet to the point of beginning.

Being the same property conveyed to Thelma Sanders Hunter and Jimmy L. Hunter, wife and husband, by Quitclaim Deed from Thelma Sanders Hunter of record in Instrument Number 20140902-0079980, dated April 22, 2014, and recorded on April 29, 2014, in the Register's Office for Davidson County, Tennessee.

Being also known as 3805 West Hamilton Rd. Nashville, TN 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 21 day of September, 2023.

My commission expires: 7-6-26 (Affix Seal)

BYRETTIA L BROADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 21 day of September, 2023.

Thelma Sanders Hunter

Jimmy L. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Thelma Sanders Hunter and Jimmy L. Hunter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21 day of September, 2023.

BYRETTIA L BROADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7-6-26

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 September 21, 2023 (date of document).

Affiant Signature

September 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023