Karen Johnson Davidson County
Batch# 1061147 DEEDQC
10/17/2023 10 39 33 AM 3 pgs
Fees $17 00 Taxes $0 00
20231017-0081367

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $0 00.

AFFIANT

Subscribed and sworn to before me this 3rd day of October, 2023.

NOTARY PUBLIC

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.2024

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel ID:**
Cameron Ray Hunt &	NEW OWNER	086-14-0A-247.00CO
Amy Thomas Hunt, Co-Trustees		&
1417 Plantation Drive		162-12-0B-034.00CO
Brentwood, TN 37027		

QUITCLAIM DEED

In consideration of One Dollar ($1.00), and other good and valuable consideration, **Cameron Hunt and Amy Thomas Hunt, husband and wife,** GRANTOR, hereby quitclaims and conveys all of their undivided right, title and interest to the hereinafter described property to **Cameron Ray Hunt and Amy Thomas Hunt, Co-Trustees of the AC Hunt Family Trust, dated December 2, 2020,** GRANTEE. Said property is described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Being improved properties also known as: 247 Thistle Lane, Hermitage, TN 37076 and 1345 Bell Road, #201, Antioch, TN 37013.

Said conveyance is made subject to such restrictions, encumbrances, and limitations as may affect the property.

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

IN WITNESS WHEREOF, the said Grantor(s) have hereunto set their signature(s) on this the 3rd day of October, 2023.

GRANTOR:

Cameron Hunt

Amy Thomas Hunt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Cameron Hunt and Amy Thomas Hunt**, 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.

Witness my hand and seal, at office, this 3rd day of October, 2023.

Notary Public

My Commission Expires: 7-20-24

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20 2024

EXHIBIT A

Tract 1: (Map/Parcel ID: 086-14-0A-247.00CO)

Land in Davidson County, Tennessee, being Unit No. 247, as shown on the map entitled Stage Three Hermitage Meadows of record in Plat Book 6250, Page 300, 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 Cameron Hunt and Amy Thomas Hunt, husband and wife, by Warranty Deed from Christopher Boshers, unmarried, of record as Instrument No. 20160725-0076425, Register's Office for Davidson County, Tennessee.

Tract 2: (Map/Parcel ID: 162-12-0B-034.00CO)

Land in Davidson County, Tennessee, being Building 23, Unit 23-D on the Plan of Villas at Belle Park, Phase 1, a horizontal property regime of record in Instrument No. 20020913-0111601 and Master Deed of record in Instrument No. 20020911-0110959, 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 Cameron Hunt and Amy Thomas Hunt, husband and wife, by Warranty Deed from Christopher L. Woodward, a single man, of record as Instrument No. 20160825-0088978, Register's Office for Davidson County, Tennessee.