Karen Johnson Davidson County
Batch# 1074376 DEEDQC
11/22/2023 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20231122-0090797

THIS INSTRUMENT PREPARED BY:

Anne D. Waters
Attorney at Law
215 Ward Circle
Brentwood, Tennessee 37027
(615) 373-3771

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00.

Lisa Denney Hustedt, Affiant

Subscribed and sworn to before me this 15th day of November, 2023.

ANNE D. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 3/25/2024

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(4).

Address New Owners as Follows:
Lisa D. Hustedt, Trustee
Hustedt Community Property Trust
316 Harvard Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Map/Parcel Numbers:
104-05-0-181.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Lisa Denney Hustedt and Eric Hustedt, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby release, remise and quitclaim all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, to Lisa D. Hustedt, in her capacity as Trustee of the Hustedt Community Property Trust, and its beneficiaries, heirs and assigns.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 15 day of November, 2023.

Lisa Denney Hustedt

Eric Hustedt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Denney Hustedt, with whom I am personally acquainted (or who proved their identity to my satisfaction), and who acknowledged that she executed the within instrument for the purposes therein contained, on this the 15th day of November, 2023.

My commission expires: 3/25/2024.

Notary Public

SEAL ANNE D WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Hustedt, with whom I am personally acquainted (or who proved their identity to my satisfaction), and who acknowledged that he executed the within instrument for the purposes therein contained, on this the 15th day of November, 2023.

My commission expires: 3/25/2024.

Notary Public

SEAL ANNE D WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being described as follows:

Land in Davidson County, Tennessee, being Lot 417 on the Plan of Richland Realty Company's Division "C", of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said lot number 417 fronts 70 feet on the easterly side of Harvard Avenue and runs back between parallel lines 250 feet to an alley, and shows 50 feet on said alley.

Being the same property conveyed to Lisa Denney Hustedt and Eric Hustedt by Warranty Deed from Emily Chan dated July 14, 2017, of record in Instrument 20170725-0075037, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 316 Harvard Avenue, Nashville, Tennessee 37205.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.