Karen Johnson Davidson County
Batch# 1075584 DEEDQC
11/28/2023 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231128-0091678

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Parcel ID Number:
JRH Properties, LLC c/o Pendleton Square Trust Company, LLC 35 Music Square E., Ste. 320 Nashville, TN 37203	Same	Map: 91-12 Parcel: 108.00 Davidson County

ADMINISTRATOR'S QUITCLAIM DEED

James Ronald Hunter (the "Decedent") died testate on January 6, 2017, leaving a Last Will and Testament dated September 22, 2006, as amended by codicils dated October 21, 2014, June 28, 2016, November 9, 2016, November 23, 2016, and January 5, 2017, which have been duly probated in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 17P-74. Pendleton Square Trust Company, LLC is the Administrator C.T.A. of the Decedent's estate (the "Estate"). The Decedent owned the real property described below (the "Property"). Pursuant to the death of the Decedent, the Property passed, by operation of Tennessee law, to the Estate.

NOW THEREFORE, 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 are hereby acknowledged, Pendleton Square Trust Company, LLC, as the Administrator C.T.A. of the Estate (the "Grantor"), hereby quitclaims and conveys to JRH Properties, LLC, and its heirs, successors and assigns, all of Grantor's right, title and interest in and to the Property, which is located in Davidson County, Tennessee and described on Exhibit A hereto.

This is unimproved property known as 4307 Georgia Avenue, Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

IN WITNESS WHEREOF, Grantor executed this instrument on this 27th day of November 2023.

GRANTOR:

PENDLETON SQUARE TRUST COMPANY, LLC, as the Administrator C.T.A. of the Estate of James Ronald hunter

PSTC by Elizabeth B. Hickman

By: Elizabeth B. Hickman

Its: Director of Estate Svcs & Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Elizabeth B. Hickman, not individually but as an Officer of Pendleton Square Trust Company, LLC, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument as Administrator C.T.A. for the purposes therein contained.

WITNESS my hand, at office, this 27 day of November 2023.

Austin Knapp

Notary Public

My Commission Expires: 7/6/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

PSTC by Elizabeth B. Hickman

Dir of Estate Svcs & Trust Officer

Affiant

Subscribed and sworn to before me this 27 day of November, 2023.

Austin Knapp

Notary Public

My Commission Expires: 7/6/2026

AUSTIN KNAPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

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EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 2.5 feet of Lot 212, all of Lot 214, and the easterly 22.5 feet of Lot 216, Block 28 on the plan of No. 1, Plan of West Nashville, of record in Book 57, page 74 and 75, said Register's Office for said County.

Said property fronts 50 feet on the southerly margin of Georgia Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to James R. Hunter, by Deed from Edward D. Sterling, dated February 27, 1990, of record at Book 8057, Pages 870-872, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Lucretia Albert, 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 November 27, 2023.

Date

Lucretia Albert

Affiant Signature

11/28/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of November, 2023

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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