Karen Johnson Davidson County
Batch# 1075648 DEEDQC
11/28/2023 10:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231128-0091764

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: 107 Davidson County

QUITCLAIM DEED

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 Successor Administrator C.T.A. of the Estate of James Ronald Hunter (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 certain real property located in Davidson County, Tennessee as described on Exhibit A hereto.

This conveyance shall be subject to the life estate and all other restrictions of record as stated in previous Instrument No. 20210830-0116377.

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

This is improved property known as 4305 Georgia Avenue, Davidson County, Tennessee.

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

EXHIBIT A

Lot 210 and Pt 212, No. 1 West Nashville, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said lot and part of lot join each other and front together 47.5 feet, more or less, on the south side of Georgia Avenue, and extend back southwardly between parallel lines 150 feet to an alley, showing together on said alley 47.5 feet, more or less.

Being the same property conveyed to James R. Hunter, by Warranty Deed from Emma Hagewood Forte, unmarried, dated August 27, 2021, of record at Instrument Number 20210830-0116377, 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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