This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2011-LV

Karen Johnson Davidson County
Batch# 1082614 DEEDQC
12/15/2023 12:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231215-0096965

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

Notary Public
My Commission Expires: 3/12/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jocelyn A. Ayers and Reece S. Gaddes 1308 Donelson Avenue Old Hickory, TN 37138	New Owner	044 10 0 010.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Lisa G. Stewart, Robert W. Hunt, Jr., and Michael K. Hunt** ("Grantor") do hereby quitclaim and convey unto **Jocelyn A. Ayers, unmarried and Reece S. Gaddes, unmarried, as tenants in common with rights of survivorship** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land situated in Davidson County, Tennessee:

Reserve Parcel, Lot 6, on the Plan of the Resubdivision of Lot No. 6, Rolling Green Subdivision, as shown on plat of record in Plat Book 5210, Page 198, in the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said land.

Being the same property conveyed to Robert W. Hunt and wife, Linda P Hunt by Warranty Deed of record in Book 4866, Page 610, Registers Office of Davidson County, Tennessee.
Robert W. Hunt died on January 19, 2020 leaving Linda P. Hunt as the surviving tenant by the entirety.
Linda P Hunt died intestate on April 21, 2023 leaving the property to her heirs Lisa G. Stewart, Robert W. Hunt, Jr., and Michael K. Hunt as evidenced by Affidavit of Heirship of record in Instrument No._202312150096964_, Registers Office of Davidson County, Tennessee.

This is unimproved property located at: **0 Donelson Avenue, Old Hickory, TN 37138.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2023.

GRANTOR:

Lisa G. Stewart

Robert W. Hunt, Jr.

Michael K. Hunt

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa G. Stewart, Robert W. Hunt, Jr., and Michael K. Hunt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2023.

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission expires: 3/12/2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12-15-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12-15-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th **day of** December **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

