Karen Johnson Davidson County
Batch# 1091321 DEEDQC
01/12/2024 02:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240112-0002885

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Ron Hunter, Trustee
3104 Stafford Drive
Nashville, TN 37214

Send Tax Bills To
Same

Map-Parcel No.
096 06 0 002.00

Quitclaim Deed to Trustee

Grantor: Ralph E. Hunter (widowed)
Grantee: Ron Hunter, Trustee of the Revocable Trust Agreement of Ralph E. Hunter, dated January 12, 2024

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Donelsonwood, as of record in Book 2083, page 26, Register's Office for said County.

Said Lot No. 16 fronts 108 feet on the easterly side of Donelsonwood Drive, and extends back between lines, measuring 110.4 feet on the northerly line and 106.1 feet on the southerly line, to a line in the rear measuring 108.1 feet thereon.

Being the same property conveyed to Ralph E. Hunter and wife, Annie Mai B. Hunter by deed from Clarence E. Elrod and wife, Elaine C. Elrod, of record in Record Book 3066, Page 611, Register's Office for Davidson County, Tennessee.

Title to the aforedescribed real property was vested in Ralph E. Hunter and Annie Mai B. Hunter, as tenants by the entirety.

At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Annie Mai B. Hunter in Nashville, Davidson County, Tennessee, on January 2, 2019; Ralph E. Hunter conveys as surviving tenant by the entirety.

This is improved property, known as: 123 Donelsonwood Drive Nashville, TN 37214.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

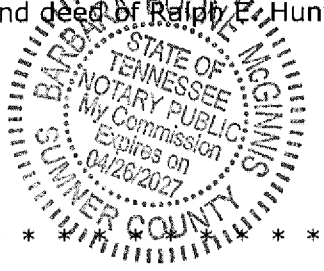
Ralph E. Hunter by Ronald P. Hunter
Ralph E. Hunter, Grantor, by Attorney-in-Fact

State of Tennessee
County of Sumner

On January 12, 2024, personally appeared before me, Ron Hunter, who is known by me or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Ralph E. Hunter, Grantor, and who as attorney-in-fact acknowledged that he executed the same as the free act and deed of Ralph E. Hunter.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027



* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

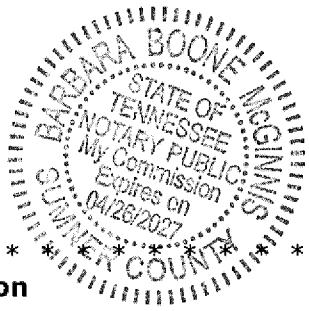
Ron Hunter

Ron Hunter, Trustee
Grantee

Sworn to and subscribed before me on January 12, 2024.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027



* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 January 12, 2024.

Jennifer Berkon

Signature
Date 1/12/2024

State of Tennessee
County of Sumner

Sworn to and subscribed before me on January 12, 2024.

Barbara Boone McGinnis

Notary's Signature
My Commission Expires: 4/26/2027

