Karen Johnson Davidson County
Batch# 1105203 DEEDQC
02/28/2024 10:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240228-0013537

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 Owner(s)
Ronald P. Hunter and
Leslie M. Hunter, Trustee
3104 Stafford Drive
Nashville, TN 37214

Send Tax Bills To
Same

Map-Parcel No.
085 07 0 096.00

Quitclaim Deed to Trustee

Grantor: Ronald P. Hunter and Leslie Hunter, Husband and Wife
Grantee: Ronald P. Hunter and Leslie M. Hunter, Trustee of the Revocable Trust of Ronald P. Hunter and Leslie M. Hunter, dated February 14, 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:

BEING Lot No. 149 on the Plan of Stanford Country Club Estates, of record in Book 2900, Page 83 and 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronald P. Hunter and Leslie Hunter, husband and wife, by deed from Andrew C. Jeter and Melissa M. Jeter, husband and wife, of record in Instrument No. 20070921-0112927, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3104 Stafford 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.

Ronald P. Hunter, Grantor

Leslie Hunter, Grantor

State of Tennessee
County of Sumner

On February 14, 2024, before me personally appeared Ronald P. Hunter, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 4/26/2027

State of Tennessee
County of Sumner

On February 14, 2024, before me personally appeared Leslie Hunter, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

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.

Ronald P. Hunter, Trustee
Grantee

Sworn to and subscribed before me on February 14, 2024.

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 February 14, 2024.

Signature

2/14/2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on February 14, 2024

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

