Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Daniel D. Hite, Trustee of the Daniel Durand Hite Revocable Trust 3104 Forrest Park Avenue Nashville, TN 37205	**117 01 0 125.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Daniel D. Hite** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Daniel D. Hite, Trustee of the Daniel Durand Hite Revocable Trust dated February 23, 2024** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **3104 Forrest Park Avenue, Nashville, TN 37215**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch # 1107661 DEEDQC
03/06/2024 08:37:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240306-0015471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 23 day of Feb, 2024.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7-7-25

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 23rd day of February, 2024.

Daniel D. Hite

Daniel D. Hite

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel D. Hite,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 23 day of Feb., 2024.

Notary Public

My Commission Expires:
1/4/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Lot No. 3 on the Map of the Emmahurst Plan of the Re-Subdivision of certain lots in Forest Park Subdivision, of record in Book 974, page 4, of the Register's Office for said county.

Said Lot No. 3 fronts 120 feet on the northerly side of Forest Park Avenue and runs back between parallel lines 230 feet to a dead line.

BEING the same property conveyed to Daniel D. Hite by Deed of record in Book 7864, Page 520, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to all matters of record including, but not limited to, the following matters:

Easement for sanitary sewers and/or storm drainage of record in Book 4058, page 591 said Register's office.

All matters appearing on the Plan of record in Book 974, page 4 said Register's office.

All applicable building and zoning regulations.