QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1109478 DEEDQC
03/11/2024 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240311-0016591

File #23-TC-0533-TWG

STATE OF TENNESSEE
COUNTY OF Lawrence

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2024

Notary Public

MY COMMISSION EXPIRES: 12-5-27
(AFFIX SEAL)

ALAN G. BETZ
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven Wade Hunt and Cynthia Anne Hunt	**NEW OWNER**	
(NAME)	(NAME)	**126-16-O-A-557 00CO**
7716 Riverview Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN WADE HUNT ,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **STEVEN WADE HUNT AND WIFE, CYNTHIA ANNE HUNT** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 249 on the Final Plat of Riverwalk; Phase 3-C, as shown by the Plat appearing of record in Instrument No. 20050706-0077607, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Steven Wade Hunt by Warranty Deed from The Craig Company, a tennessee Corporationof record in Instrument No. 20060619-0072684, dated June 12, 2006 and recorded on June 9, 2006, Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ unimproved __X___ improved property known as: 7716 Riverview Bend Drive, Nashville, TN 37221.

Witness my/our hand(s) this the 28th day of February, 2024.

Steven Wade Hunt

STATE OF TENNESSEE
COUNTY OF Lawrence

On this 28th day of February, 2024, before me personally appeared Steven Wade Hunt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2024.

Notary Signature
My commission expires: 12-5-27

ALAN C. BETZ
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

RETURN TO:
Diana J. Ames, Trustee of Ames Living Trust, dated January 25, 2000, Amended and Restated
533 Hearthstone Circle
Brentwood, TN 37027

True Copy Certification

I, John W. Bishop, 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 this the 28 day of February, 2024.

Affiant Signature
Date 3/8/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026