Karen Johnson Davidson County
Batch# 1131216 DEEDQC
05/06/2024 10:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240506-0033007

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38130-04-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 12 day of April, 2024. Notary Public My Commission Expires:

KELLY E. COX NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON COMM. EXPIRES SEPTEMBER 8, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laing McCullough 720 Shenandoah Drive Brentwood, TN 37027	Laing McCullough 720 Shenandoah Drive Brentwood, TN 37027	Map and Parcel No.: 07009017400

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, HomeTrust Partners, a Tennessee general partnership, as successor in interest to HomeTrust Partners, LLC, a Tennessee limited liability company, pursuant to Articles of Merger of record in Instrument No. 199912290308438, Register's Office for Davidson County, Tennessee ("Grantor"), does hereby quitclaim, transfer and convey unto Laing McCullough, a married woman ("Grantee"), her heirs and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 3215 Lincoln Avenue, Nashville, Davidson County, Tennessee, 37218.

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

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized agent, on this 12 day of April, 2024.

GRANTOR:

HOMETRUST PARTNERS
a Tennessee general partnership

By: _____
Chan McCullough, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Chan McCullough, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Partner of HomeTrust Partners, a Tennessee general partnership, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 12 day of April, 2024.

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Claire H. Jenkins
Notary Public
My Commission Expires: 7/7/27

EXHIBIT "A"

Land in Davidson County, Tennessee, being a portion of Lot No. 8 (erroneously shown on prior deeds as all of Lot No. 8) as shown on the Map entitled H.E. Simkin's Division of the L.G. Curtis Lands (erroneously shown on prior deeds as Simpkin's) of record in Book 547, page 39, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said portion of Lot No. 8 fronts 52.6 feet on the southerly side of Lincoln Avenue and runs back 245 feet on the easterly line, and 257 feet, more or less, on the westerly line, to a dead line measuring 52.6 feet.

Being the same property conveyed to HomeTrust Partners, LLC, by Quitclaim Deed dated December 23, 1996, from Araminta Williams, of record in Book 10303, Page 401 in the Register's Office for Davidson County, Tennessee. By inadvertence and mistake, said Quitclaim Deed contained the legal description from Installment Deed of record in Book 5954, Page 658, instead of the legal description from Deed of Correction of record in Book 6048, Page 533, which corrected legal description is recited hereinabove. Pursuant to Articles of Merger of record in Instrument No. 19991229-0308438 in the Register's Office for Davidson County, Tennessee, HomeTrust Partners, LLC, a Tennessee limited liability company, was converted and merged into HomeTrust Partners, a Tennessee general partnership.

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 4/12/24.

Date

Celia Stewart-Rouse

Affiant Signature

4/12/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12th day of April, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY