This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
1114 West Main Street
Franklin, TN 37064
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this
16th day of February, 2024

Notary Public

My Commission Expires: May 16, 2026

BRYAN C. DE CUIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 5-16-2026

Karen Johnson Davidson County
Batch# 1132436 DEEDQC
05/08/2024 01:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240508-0033973

Address of New Owner:	Send Tax Bills to:	Map/Parcel IDs:
Gina Diane Hurt, Trustee 9026 S. Harpeth Court Nashville, TN 37221	**NEW OWNER**	**168-0-173**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Gina E. Hurt (one in the same as Gina Diane Hurt), a single woman**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer, convey, release and quitclaim to **Gina Diane Hurt, as Trustee for The Gina Diane Hurty Living Trust, Dated February 16, 2024**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

TRACT I:

¶

Land in the 9th Civil District of Davidson County, Tennessee, and beginning at a point in the westerly margin of South Harpeth Road where an unnamed road intersects same, said point being the southeasterly corner of Jesse W. Flowers property of record in Book 2875, Page 506, Register's Office for Davidson County, Tennessee, thence South 89 deg. west 610 feet, more or less, along the northerly margin of said unnamed road to the point of beginning of this tract; thence continuing south 89 deg. west 170 feet along the northerly margin of said road to a point; thence north 5 deg. west 230 feet to a point; thence south 86 deg. west 114.1 feet to a point; thence north 2 deg. east 171.8 feet to a point; thence north 89 deg. 30' east 273 feet to a point; thence south 5 deg. east 399 feet to a point in the northerly margin of said unnamed road, being the point of beginning of this tract.

Together with an easement for a 50-foot roadway lying south of and adjacent to the above described property extending eastwardly from said property to South Harpeth Road, the purpose of said easement being complete and full ingress and egress from the subject property to the South Harpeth Road.

TRACT II:

Land in the 9th Civil District of Davidson County, Tennessee, described as follow, to-wit: Beginning at a point, said point being the southwest corner of the property conveyed to John D. Davis and wife, Fredonia P. Davis of record in Book 4714, Page 302, Register's Office for said County; thence north 89 deg. East along the southerly line of the Davis property 621 feet, more or less, to a point in the westerly margin of South Harpeth Road; thence with said Margin of said road, south 13 deg. 30 min. East 50.4 feet to a point, said point being the northeast corner of the property conveyed to J.W. Flowers by deed of record in Book 2875, Page 405, Register's Office for said County; thence along the north line of the Flowers property, south 89 deg. West 629 feet, more or less, to a point in the east line of the property conveyed to David A. Berezov and wife, Madelyn M. Berezov by deed from Howard D. Derrick, Jr. and wife, Constance Derrick of record in Book 5113, Page 310, Register's Office for said County; thence in a northerly direction along the east line of the Berezov property, 50 feet more or less, to the point of beginning.

Being the same property conveyed to John R. Hurt and wife, Gina E. Hurt by Warranty Deed from David A. Berezov and wife, Madelyn Berezov of record in Book 9431, Page 69, having no instrument number, dated August 3, 1994 and recorded August 8, 1994, Register's Office for Davidson County, Tennessee. The said John R. Hurt is now deceased, having died on April 27, 2023 leaving Gina E. Hurt (one in the same as Gina Diane Hurt) as the sole owner and the surviving joint tenant, as evidenced by the Affidavit of Heirship recorded simultaneously herewith as Instrument No. 202405080033972.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **9026 S. Harpeth Court, Nashville, TN 37221**

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

WITNESS my hand this 16th day of February, 2024.

Gina E. Hurt

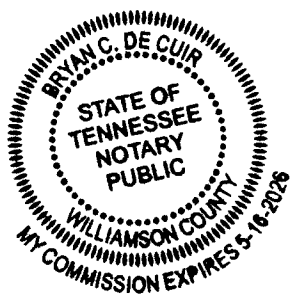
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 2024.

[SEAL]



Notary Public

My Commission Expires: May 16, 2026

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **February 16, 2024**.

Affiant Signature

5.1.2024
Date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 1 day of May, 2024.

Notary's Signature

My Commission Expires: 6/21/2025

KELCEY WIXTROM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-21-2025