Karen Johnson Davidson County
Batch# 1132834 DEEDQC
05/09/2024 09:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240509-0034156

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael L. Hueneke and Martha Jean Hueneke, Co-Trustees 170 Hicks Road Nashville, TN 37221	Same	092 11 0 059.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, MICHAEL L. HUENEKE and MARTHA HUENEKE (collectively, the "Grantor"), hereby quitclaim and convey to MICHAEL L. HUENEKE and MARTHA JEAN HUENEKE, CO-TRUSTEES OF THE HUENEKE COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

Being property known as 1914 Charlotte Avenue, Nashville, Tennessee.

[Remainder of page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 9th day of May, 2024.

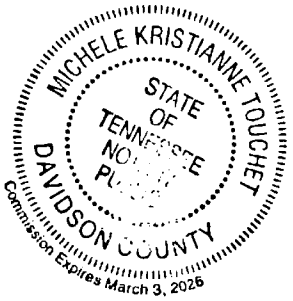
MICHAEL L. HUENEKE

MARTHA HUENEKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid Michael L. Hueneke and Martha Hueneke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 9 day of May, 2024.



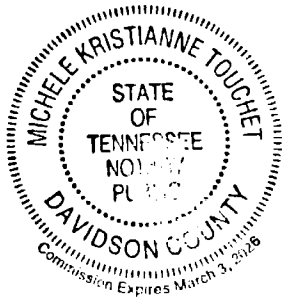
Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 9 day of May, 2024.



Notary Public
My Commission Expires:_____

EXHIBIT A

A tract of land in the 1st Civil District Metropolitan Nashville-Davidson County, Tennessee, being Parcel 59 on Tax Map 92-11 and being Lots 1, 2 and 3 Satterwhite's Plan in Cooper's Addition to Nashville as of record in Book 332, page 100, RODC, TN, and also being Lot No. 4 and the westerly 45 ft. of Lot No. 3 on the Subdivision of Jessee Thomas Property, as of record in Book 161, page 88, RODC, TN, and being more particularly described together as follows:

BEGINNING at a spike set on the northerly right of way line of Charlotte Avenue at the easterly end of return curve at Charlotte Avenue and 20th Avenue North (land for return curve deeded to Metropolitan Government recorded Book 4567, page 607, RODC, TN); thence with said curve to the right (radius 15.00') Northerly a distance of 20.82 ft. to an iron pin set on the easterly right of way line of 20th Avenue North and having a chord bearing and distance of N 65 deg. 58'08" W 19.190 feet; thence with the Easterly right of way line of 20th Avenue North N 26 deg. 12'05" W 136.45 ft., to an existing iron pin on the southerly right of way line of Alley No. 616; thence with the Southerly right of way line of Alley No. 616 N 73 deg. 57'10" E 237.90 feet to an iron pin set at the common corner of Parcels 58 and 59; thence with the common line between Parcels 58 and 59 s 14 deg. 38'41" E 147.77 ft. to an existing iron pin on the northerly right of way line of Charlotte Pike; thence with the northerly right of way line of Charlotte Pike S 74 deg. 15'49" W 195.55 feet to the point of beginning and containing 32,774 sq. ft. or 0.752 acres.

Being the same property conveyed by deeds of record as Instrument #20071108-0131935 and #20150616-0057432, Register's Office for Davidson County, Tennessee.

37557380.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Msy 9, 2024 (date of document).

Affiant Signature

05/09/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of May, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

