This instrument was prepared by: M. Todd Sandahl, Attorney at Law
234 First Avenue South
Franklin, TN 37064
(615) 794-3450 Facsimile (6
tsandahl@mtslaw.com

Karen Johnson
Batch # 1136514
05/20/2024 09:01:42 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240520-0037036

Subject Property: TAX MAP-PARCEL #: 126-15B-310CO
Property Address: 8109 Boone Trace, Nashville, TN 37221

New Owner: Ginger L. Huff
Address: 8109 Boone Trace
Nashville, TN 37221

Send Tax Bill To:
Ginger L. Huff
8109 Boone Trace
Nashville, TN 37221

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Joel A. Huff**, a married person, for and in consideration of Ten and no/100s ($10.00), cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto my wife, **Ginger L. Huff**, a married person, my entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot 38, on the Plan of Section Four, Lexington Point, of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joel A. Huff and wife, Ginger L. Huff, by Warranty Deed from Brian Engelhardt and Kimberly G. Engelhardt, Husband and Wife, dated April 14, 2009 of record in Instrument No. 20090416-0034592, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 8109 Boone Trace, Nashville, TN 37221.

Subject to all Matters shown on the Plan of Section Four, Lexington Point of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee.

Subject to plan of Newsom Land in Plat Book 1, Page 25 and Book 1, Page 121, Chancery Court, for Davidson County, Tennessee.

Subject to Covenants, Conditions and Restrictions for Lexington Point of record in the instruments of record in Instrument Nos. 20001018-0103445, 20010522-0052909, 20020214-0019754 and 2020219-0021061, Register's Office for Davidson County, Tennessee.

Subject to Charter of Lexington HOA and By-Laws of Lexington Point HOA of record in Instrument No. 20001020-0104424, Register's Office of Davidson County, Tennessee.

Easement of record in Book 513, Page 396, Book 751, Page 375, Book 787, Page 7, Book 4205, Page 194, Book 4226, Page 715, Book 4257, Page 647, Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324 and Book 11669, Page 837, said Register's Office.

Surveyor's Certificate of Correction in Instrument No. 20011214-0138239, said Register's Office.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

IN WITNESS WHEREOF I have hereunto set my hand this 15th day of March, 2024.

Joel A. Huff

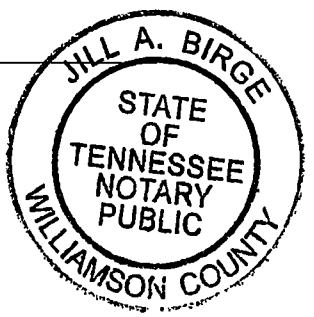
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel A. Hugg, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of March, 2024.

NOTARY PUBLIC

November 21, 2027
My Commission Expires



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Joel A. Huff

Sworn to and subscribed before me this 15th day of March, 2024.

NOTARY PUBLIC

November 21, 2027
My Commission Expires

