Karen Johnson Davidson County
Batch# 1141290 DEEDQC
05/31/2024 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240531-0040627

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Joseph M. Huffaker 1537 Kinnard Dr. Franklin, TN 37064	Same	117-110B-101.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JOSEPH M. HUFFAKER, as TRUSTEE OF THE JOSEPH M. HUFFAKER TRUST, on behalf of the Trust**, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **JOSEPH M. HUFFAKER,** and his successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Unit No. G-5 in a horizontal property regime which is located on the Revised Plan of The Villager East Condominium Apartments, of record in Book 5200, page 235, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, together with the appurtenant interests in the common elements of Villager East Condominium, as said areas are set forth and defined in the Master Deed of record in Book 5457, page 298, as corrected in Book 5553, page 336, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joseph M. Huffaker, as Trustee of the Joseph M. Huffaker Trust and Timothy M. Huffaker, as Trustee of the Timothy M. Huffaker Trust, by Trustee's Quitclaim Deed from Joseph M. Huffaker, as Trustee of the Daisy B. Huffaker Residuary Trust dated February 2, 2019, of record in Instrument No. 20190219-0014584, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph M. Huffaker, as Trustee of the Joseph M. Huffaker Trust by Quitclaim Deed from Timothy M. Huffaker, as Trustee of the Timothy M. Huffaker Trust, on behalf of the Trusts of record in Instrument No. 20240531-0040434, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 21st day of May, 2024.

Affiant

Notary Public

My Commission Expires:

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

This is improved property known as 3600 Hillsboro Pike, G-5, Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 21st day of May, 2024.

JOSEPH M. HUFFAKER, AS TRUSTEE OF THE JOSEPH M. HUFFAKER TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph M. Huffaker, as Trustee of the Joseph M. Huffaker Trust, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the Joseph M. Huffaker Trust, the within named Grantor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of May, 2024.

Notary Public

My Commission Expires:

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

Certificate of Authenticity

I, Sarah Arick, 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 May 21, 2024.

Date: 05/31/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on May 31, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027