This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1146580 DEEDQC
06/12/2024 02:40:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240612-0044097

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 24 day of May 2024

Notary Public

My Commission expires 3 / 3 / 2025

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Nathan Curtis Lee & Laura L. Lee
1506 Hunters Lane
Nashville, TN 37207

SEND TAX BILLS TO:
Nathan Curtis Lee & Laura L. Lee
1506 Hunters Lane
Nashville, TN 37207

MAP AND PARCEL NUMBER: 03200009600

QUITCLAIM DEED
24NT00218

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Shannon Lee Hughes, Nathan Curtis Lee and Anthony Jason Lee as residuary devisee under the last will and testament of Beverly June Lee, deceased

By these presents do remise, release and **QUITCLAIM** unto

Nathan Curtis Lee & Laura L. Lee, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING INTHE CITY OF NASHVILLE, DAVIDSON COUNTY, TN TO WIT:A TRACT OF LAND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY C. E. GREEK, TENNESSEE LICENSE 1482, JANUARY, 1969, AS FOLLOWS: BEGINNING AT A POINT, THIS POINT BEING AN IRON PIN WHICH IS 20 FEET NORTH OF THE CENTERLINE OF HUNTERS LANE, AND 444.5 FEET EAST OF THE CENTER OF A DRAINAGE CULVERT UNDER HUNTERS LANE, THIS CULVERT BEING 1.3 MILES WEST OF DICKERSON ROAD ON HUNTERS LANE; THENCE NORTH 4 DEGREES 15 MINUTES EAST, 1138.1 FEET,BOUNDED BY THE JOHN HAYES PROPERTY, TO AN IRON PIN IN A FENCE ROW; THENCE SOUTH 86 DEGREES 15 MINUTES EAST, 250.0 FEET ALONG A FENCE BOUNDING THE R. E. VANN PROPERTY TO AN IRON PIN AND FENCE CORNER; THENCE IN A SOUTHERLY DIRECTION 407.5 FEET ALONG THE FENCE BOUNDING THE R. S. JACKSON PROPERTY TO AN IRON PIN; THENCE NORTH 84 DEGREES 15 MINUTES WEST, 204.8 FEET BOUNDED BY THE FLOYD T. LEE PROPERTY TO AN IRON PIN; THENCE SOUTH 4 DEGREES 15 MINUTES WEST, 745.0 FEET ALONG THE FLOYD T. LEE PROPERTY TO AN IRON PIN ON THE NORTHERN ROW LINE OF HUNTERS LANE; THENCE IN A WESTERLY DIRECTION 50 FEET ALONG THE NORTHERN ROW LINE OF HUNTERS LANE TO AN IRON PIN, THIS BEING THE POINT OF BEGINNING, CONTAINING 3.18 ACRES, MORE OR LESS.

Anthony Jason Lee

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Anthony Jason Lee,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of May, 2024

Notary Public

My Commission expires: 12/27/2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Being the same property conveyed to Richard T. Lee and wife, Beverly June Lee from Floyd T. Lee and wife, Ruth Byram Lee, by Warranty Deed dated 02/10/1969 and recorded 02/10/1969 in Book 4309, page 148, Register's Office of said County. Richard T. Lee died 11/24/1994, leaving Beverly June Lee as surviving tenant by the entirety.

Being the same property conveyed to Shannon Lee Hughes, Nathan Curtis Lee and Anthony Jason Lee as residuary devisee under the last will and testament of Beverly June Lee, Probated in the Davidson County Probate Court, Case no. 23P1598.

This is an improved property commonly known as: 1506 Hunters Ln, Nashville, TN 37207-1110

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 our hands this 7th day of May, 2024.

Shannon Lee Hughes

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shannon Lee Hughes,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of May, 2024.

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

My Commission expires: 12/27/2027.

(X) _____
Nathan Curtis Lee

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nathan Curtis Lee,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of May, 2024

_____
Notary Public

My Commission expires: 10/27/2027.

(X) _____
Laura L. Lee

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Laura L. Lee,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of May, 2024

_____
Notary Public

My Commission expires: 10/27/2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Summer Bartm 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 5/24/24 (date of document).

Summer Bartm
Affiant Signature

6/12/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of June, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202406120044097