QUITCLAIM DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 10-03-25

(AFFIX SEAL)

JONATHON TRISTON JACOBS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

aren Johnson
atch # 1170499
8/16/2024 10:01:26 AM
ees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240816-0062804

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dempsey Cardell Hunter	Flat Branch Mortgage, Inc	059-05-0-260.00
(NAME)	(NAME)	
3012 Vista Valley Ct	101 S. Pifa St. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Columbia, MO 65201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dempsey Cardell Hunter,** hereinafter called the Grantor(s), have quitclaimed unto **Dempsey Cardell Hunter and Shonte Monique Banks, Joint tenants with rights of survivorship** hereinafter called the Grantee(s), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 265 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for said County.

Said Lot No. 265 fronts 66.73 feet on the easterly side of Vista Valley Court and extends back 160.3 feet on the northerly line and 134.5 feet on the southerly line, to a dead line in the rear, measuring 82.96 feet thereon.

Being the same property conveyed to Ross Sparkman and wife, Shirley J. Sparkman from A & R Construction Company, a partnership, by Warranty Deed on February 1, 1974, of record in Book 4786, Page 709, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dempsey Cardell Hunter by Warranty Deed from Shirley J. Sparkman dated August 15th, 2024 and filed for record in Instrument No. 20240816 0062802 Register's Office of Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3012 Vista Valley Ct, Nashville, TN 37218

Witness my/our hands this 15th day of August, 2024.

Dempsey Cardell Hunter

State of Tennessee
County of Davidson

Personally appeared before me Dempsey Cardell Hunter, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of August, 2024.

Notary Public _____
My Commission Expires: 6-23-25

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202407018

