Karen Johnson
Batch # 1177516
09/04/2024 09:23:59 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240904-0067944

PREPARED BY:

JOSHUA J. PHILLIPS
1000 KENNESAW BLVD.
GALLATIN, TENNESSEE 37066
(615) 452-8030

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
ROBERT MICHAEL HUNTER and GLORIA LYLE HUNTER 625 Joyce Lane Nashville, Tennessee 37216	Same	61.2.44

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, cash in hand paid by Grantee, the receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, ROBERT MICHAEL HUNTER ("Grantor"), hereby conveys and quitclaims unto ROBERT MICHAEL HUNTER and wife, GLORIA LYLE HUNTER, as tenants by the entirety, their successors, heirs, and assigns, all of Grantor's right, title, and interest in and to the following described real property, to wit:

> Being Lot No. 261 on the Map of Gra-Mar Acres, Section VIII, of record in Book 2331, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to ROBERT M. HUNTER, by warranty deed from JERRY LEE ADAMS and wife, AMY TAYLOR ADAMS, of record at Book 11540, Page 376, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 625 Joyce Lane, Nashville, Tennessee 37216.
>
> Subject to any and all plats, easements, restrictions, and other matters of record.

IN TESTIMONY WHEREOF, I have hereunto set my signature on this 23rd day of August, 2024.

ROBERT MICHAEL HUNTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, this 23rd day of August, 2024

EMILY COWAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/20/2027

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

For purposes of Tenn. Code Ann. § 67-4-409(a)(1)(C), this transfer is exempt from recordation tax and valuation oath.

Affiant

Sworn to and subscribed before me
this 23rd day of August, 2024

Notary Public

My Commission Expires: 10/20/2027

EMILY COWAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY