Karen Johnson Davidson County
Batch# 1200411 DEEDQC
11/01/2024 12:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241101-0085046

This Instrument
Prepared By:

Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kiel Hunter, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey all rights, title and interest unto **Joshua Hunter, a married man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and is further described as:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Eskridge Subdivision of part of the W. B. Franklin Property of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kiel Hunter, by Quitclaim Deed from Kiel Hunter, of record in Instrument No. 20241003-0076873 Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set out hands on this 31st day of October, 2024.

Kiel Hunter
Kiel Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Kiel Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2024.

Notary Public

My Commission Expires:

_____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Joshua Hunter 803 Fairwin Ave Nashville, TN 37216	New Owner	Davidson County 072-09-0-438.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Holly Kay
Affiant

Sworn to and subscribed before me on the 31st day Of October, 2024.

Emily Manno
Notary Public

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 **10/31/24**.

Date

Affiant Signature

10/31/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **Oct.**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

