Karen Johnson Davidson County
Batch# 1202745 DEEDQC
11/07/2024 02:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241107-0086970

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:

Parcel 1:

Land in Davidson County, Tennessee, being the Westerly 33 feet 4 inches of the easterly 58 feet 4 inches of Lot No. 146 on the Map of D. T. McGavock's First Addition, as of record in Plat Book 10, Pages 606 through 609, inclusive, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 33 feet 4 inches on the northerly side of Jefferson Street and runs back between parallel lines, parallel to 25 feet West of the Easterly line of Lot No. 146, 100 feet to a dead line.

Parcel 2:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 146 in D. T. McGavock's Addition, a plan of which is of record in Plat Book 10, Pages 608 and 609, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 146 fronts 25 feet on the north side of Jefferson Street and runs back between parallel lines 175 feet, more or less, to Madison Street.

Parcel 3:

Land in Davidson County, Tennessee, being parts of Lots 146 and 147 in D. T. McGavock's First Addition, a plan of which is of record in Plat Book 10, Pages 608 and 609, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the southerly margin of Madison Street 178 ft. 8 in. easterly from the southeast corner of Madison Street and 10th Avenue, North; thence easterly along the southerly margin of Madison Street 96 ft. 4 in to a point; thence southerly, parallel with the easterly margin of 10th Avenue North, 65 ft to a point in the northerly margin of a private alley; thence along the northerly margin of said alley westerly 96 ft. 4 in. to a point; thence northerly, parallel with the easterly margin of 10th Avenue North, 65 ft., to the point of beginning.

Parcel 4:

Land in Davidson County, Tennessee, being part of Lot No. 147 on the Plan of D. T. McGavock's First Addition, as of record in Plat Book 10, Pages 606 through 609, inclusive, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Madison Street at a point 141 feet 8 inches East of the easterly margin of 10th Avenue North, formerly Mrs. Laura M. Harris northeast corner; thence with said street, eastwardly 37 feet to the northwest corner of the property conveyed to Leo Falk by deed from Harris Diamond, of record in Book 767, Page 32, said Register's Office; thence with said Falk's westerly line, southwardly 65 feet, more or less, to the northerly margin of a private alley; thence with said alley, westwardly 36 feet 4 inches, more or less to the easterly line of said Harris Property; thence with said line Northwardly 65 feet, more or less, to the beginning.

Parcel 5:

Land in Davidson County, Tennessee, being part of Lot No. 147 on the Plan of D. T. McGavock's First Addition to Nashville, recorded in Plat Book 10, Page 609, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning in the south right of way of Reverend Enoch Jones Boulevard at a point located 108.33 feet, more or less, east of the easterly right of way of 10th Avenue North;

Thence along said Reverend Enoch Jones Boulevard North 73 degrees 32 minutes 29 seconds East, 33.92 feet;

Thence leaving said Boulevard South 27 degrees 11 minutes 57 seconds East, 65.0 feet;

Thence South 42 degrees 25 minutes 57 seconds West 35.55 feet;

Thence North 27 degrees 11 minutes 57 seconds West 83.70 feet to the point of beginning and containing 0.06 acre, more or less.

Being the same property (Parcels 1,2,3,4,5) conveyed to Kiel Hunter by Warranty Deed from Valerie Springer and Cornelius Ray Westmoreland, Co-Trustees of The Kea Chanele Westmoreland Trust, an Irrevocable Trust, and Westmoreland Investments, Inc, a Tennessee Corporation, dated October 18, 2024 and filed for record on October 21, 2024 as Instrument #20241021-0081539, Register of Deeds Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set out hands on this 6th day of November, 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 6th day of November, 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 2913 Berry Hill Dr Nashville, TN 37204	New Owner	Davidson County: 081-16-0-404.00, 081-16-0-405.00, 081-06-0-401.00, 081-16-0-400.00, 081-16-0-397.00

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.

Affiant

Sworn to and subscribed before me on the 6th day Of November, 2024.

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 **11/6/24**.

Date

Affiant Signature

11/6/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

