THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215** **File: 241149394**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) Prepared by Record and Return To Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd , Suite 130 Nashville, TN 37215 The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 6th day of December, 2024 Notary Public My Commission Expires.

QUITCLAIM DEED

Address New Owner. Lipscomb University One University Park Dr Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 117-16-0-177.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ronald A. Hunter and Barbara M. Hunter, Trustees of The Barbara & Ronald Hunter Living Trust, established by The Revocable Trust Agreement of Ronald A. Hunter and Barbara M. Hunter dated January 25, 2018, as to a 71.6% interest,** hereinafter referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **Lipscomb University**, its successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows.

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 3 on the plan of Neeley's Bend Acres, Section One, as of record in Book 4175, Page 140, Register's Office for Davidson County, Tennessee Said Lot No 3 fronts 133.50 feet on the northerly side of Hidden Acres Drive and extends back between parallel lines 328.80 feet to a line in the rear

Land in Davidson County, Tennessee, being Lot(s) 41 and 42, as shown on the map entitled S.F. & C.D. MORROW'S SUBDIVISION OF LOTS NO. 38, 39 AND PART OF 37, MCNAIRY'S SUBDIVISION, of record in Plat Book 332, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RONALD A. HUNTER AS TO AN UNDIVIDED 71.6% INTEREST AND TONY L. ROSS, AS TO AN UNDIVIDED 28 4% INTEREST, by deed from LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION, FORMERLY KNOWN AS DAVID LIPSCOMB UNIVERSITY, of record in Instrument No. 20091113-0104581, dated November 11, 2009, said Register's Office.

Karen Johnson
Batch # 1213715
12/10/2024 10 44 56 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

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Being the same property conveyed to RONALD A. HUNTER AND/OR BARBARA M. HUNTER, TRUSTEES OF THE BARBARA & RONALD HUNTER LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF RONALD A. HUNTER AND BARBARA M. HUNTER DATED JANUARY 25, 2018, by deed from RONALD A. HUNTER, of record in Instrument No. 20180131-0009907, dated January 25, 2018, said Register's Office.

This is property known as 1108 Morrow Avenue, Nashville, TN 37204.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2024.

The Barbara & Ronald Hunter Living Trust, established by The Revocable Trust Agreement of Ronald A Hunter and Barbara M. Hunter dated January 25, 2018

Ronald A. Hunter
By. Ronald A. Hunter, Trustee

Barbara M. Hunter
By: Barbara M Hunter, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald A. Hunter and Barbara M. Hunter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Barbara & Ronald Hunter Living Trust, established by The Revocable Trust Agreement of Ronald A. Hunter and Barbara M Hunter dated January 25, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 6th day of December, 2024.

J Anderson
Notary Public

My Commission Expires: _____

