This Instrument Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Karen Johnson Davidson County
Batch# 1234327 DEEDQC
02/05/2025 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250205-0008796

Affiant

Subscribed and sworn to before me, this
24th day of January, 2024

SHANNON LASHLEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-17-2028

Notary Public

My Commission Expires: October 17, 2028

Address of New Owner:	Send Tax Bills to:	Map/Parcel IDs:
Stephen Lee Hunt, Trustee **275 Penfield Drive** **Nashville, TN 37211**	**NEW OWNER**	**134-13-31**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Stephen Lee Hunt**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer, convey, release and quitclaim to **Stephen Lee Hunt, as Trustee for The Stephen Lee Hunt Living Trust, Dated January 24, 2025**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Being Lot No. 96 on the Plan of Kenilworth Estates, Section II, as of record in Book 2900, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Stephen Lee Hunt and wife, Sylvia Hunt by deed from Judith L. Scribner, unmarried, dated September 14, 1994 and of record in Book 9468, page 735, Register's Office for Davidson County, Tennessee. The said Sylvia Hunt is now deceased, having died on January 22, 2024 leaving Stephen Lee Hunt as the sole owner and the surviving joint tenant, as evidenced by the Affidavit of Heirship recorded simultaneously herewith as Instrument No. 202502050008795.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **275 Penfield Drive, Nashville, TN 37211**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 24th day of January, 2025.

Stephen Lee Hunt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen Lee Hunt**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of January, 2025.

[SEAL]



Notary Public

My Commission Expires: October 17, 2028

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **January 24, 2025**.

Affiant Signature

1/29/2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of January, 2025.

Notary's Signature

My Commission Expires: October 17, 2025

