Karen Johnson Davidson County
Batch # 1235819 DEEDQC
02/10/2025 01 49 11 PM 2 pgs
Fees $12 00 Taxes $0 00
20250210-0009960

This Instrument Prepared By:
John M. McDonald
Evans, Jones & Reynolds, P.C.
Trust Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Caroline Hunt 220 Cherokee Road Nashville, TN 37205-3414	Caroline Hunt 220 Cherokee Road Nashville, TN 37205-3414	103-12 #54 26W-4295

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **VCW Ventures, LLC**, a Tennessee limited liability company, as Grantor, by these presents does hereby quitclaim and convey unto **Caroline Hunt**, as Grantee, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to- wit:

> Land in Davidson County, Tennessee, being Lot No. 41 of Block "I" on the Map of Cherokee Park, Third Section, as of record in Nook 843, pages 2 and 3, in the Register's Office for Davidson County, Tennessee
>
> Said Lot No. 41 fronts 60 feet on the easterly side of Cherokee Road and runs back 134.24 feet on the north line and 134.45 feet on the south line to a dead line in the rear on which it measures 60 feet.
>
> Being the same property conveyed to **VCW Ventures, LLC**, by Personal Representative's Special Warranty Deed dated the 16th day of December, 2019, from Elizabeth S. Hunt as Personal Representative of the Alice J. Smith Estate, recorded as Instrument No. 20191216-0129641, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD and Grantor does covenant with Grantee that Grantor is well seized of the property, that Grantor has good right and title to convey the property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises which may be of record or otherwise.

This is improved property known as 220 Cherokee Road, Nashville, Tennessee 37205.

WITNESS my hand this 10 day of February, 2025.

Caroline Hunt, as Sole Member of VCW Ventures, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ashley Johnson, a Notary Public in and for said State and County, **Caroline Hunt**, as sole Member of the **VCW Ventures, LLC**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of said limited liability company.

Witness my hand, at office, this 10th day of February, 2025.

Notary Public

My Commission Expires: 3.8.28

ASHLEY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires March 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Caroline Hunt, on behalf of Grantor

Subscribed and sworn to before me, this 10th day of February, 2025.

Notary Public

My Commission Expires: 3.8.28

ASHLEY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires March 8, 2028

11686300 016 Quitclaim Deed