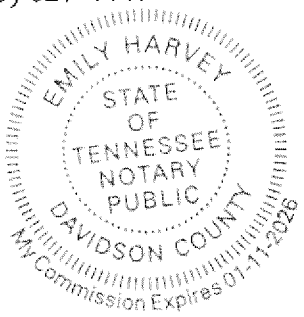
Karen Johnson Davidson County
Batch# 1258127 DEEDQC
04/11/2025 02:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250411-0027497

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 5th day of March, 2025.

Notary Public
My Commission Expires: 01-11-26

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Anthony Lyell Hunter 1658 Campbell Road Goodlettsville, Tennessee 37072	-SAME-	024 00 0 052.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Jeffrey Mobley, Trustee of The Alvin Lyell Hunter Revocable Living Trust dated February 15, 2000** (the "Trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Trust upon the death of one of its grantors, hereby releases, remises and quitclaims unto **Anthony Lyell Hunter**, all right, title and interest of the Trust in and to certain parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 5th day of March, 2025.

THE ALVIN LYELL HUNTER REVOCABLE LIVING TRUST

By: _____
Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Trustee of The Alvin Lyell Hunter Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of March, 2025.

My Commission Expires: _____

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

_____
Notary Public

EXHIBIT A
Legal Description

Land lying in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point, being the Southeast corner of the property conveyed by Myrtle V. Martin to Aileen V. Card, of record in Book 3769, Page 305, Office of the Register for Davidson County; thence South 27 degrees 15' East 1488.74 feet, more or less to a point; thence South 49 degrees 15' West 970.2 feet to a point; thence North 85 degrees 45' West 505 feet more or less, to a point, the Southeast corner of the property conveyed by Myrtle V. Martin to Donald Gordon Hunter and wife, Betty Jean C. Hunter, of record in Book 3133, Page 437, said Register's Office; thence North 4 degrees 15' East 150 feet to a point, the Northeast corner of the Hunter property; thence North 77 degrees West 256 feet to the Easterly margin of Campbell Road, the Northwest corner of the Hunter property; thence with said road North 7 degrees East 100.89 feet, more or less, North 49 degrees 30' West 99 feet, and South 89 degrees West 132 feet, more or less, td a point, the Southeast corner of the property conveyed by Myrtle V. Martin to Anita E. Davy by deed of record in Book 2045, page 557, said Register's Office, and conveyed to Ailene V. Card by deed of record from Anita Davy Amsinger of record in Book 3769, page 305, said Register's Office; thence leaving Campbell Road with the Ailene Card eastern boundary line due North 1232 feet to a point in a ditch; thence with the said ditch South 59 degrees East 90 feet, North 40 degrees 30' East 90 feet, North 66 degrees 15' East 300 feet, North 74 degrees 15' East 150 feet, South 77 degrees East 100 feet, North 64 degrees East 90 feet, North 57 degrees East 170 feet, North 68 degrees 45' East 100 feet, and North 58 degrees 15' East 58.3 feet to the beginning, containing 53.9 acres, more or less.

Being the same property conveyed to Alvin Lyell Hunter, Trustee of The Alvin Lyell Hunter Revocable Living Trust and any Successors in Trust, and any amendments thereto, by deed from Alvin Lyell Hunter, individually, of record in instrument number 20000228-0019331, Register's Office for Davidson County, Tennessee.

Alvin Lyell Hunter died on December 24, 2024. Upon the death of Alvin Lyell Hunter, Jeffrey Mobley became the Trustee of The Alvin Lyell Hunter Revocable Living Trust dated February 15, 2000.

This is improved property known as 1658 Campbell Road, Goodlettsville, Tennessee 37072.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 March 5, 2025.

April 10, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10TH day of APRIL, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

