Karen Johnson Davidson County
Batch# 1265631 DEEDQC
04/29/2025 10:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250429-0032888

This Instrument Prepared By:
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Knoxville, Tennessee 37919

Send Tax Bills To:
PNC Financial Services
PO Box 9244
Coppell, TX 75019

Property Owner:
Laura Jean Nix
534 Acklen Park Drive
Nashville, Tennessee 37205

Parcel Identification Number Assigned by
County Tax Assessor: 104-05-0R-003.00 CO

QUITCLAIM DEED

This Indenture made the 2nd day of April, 2025, by and between **Tommy Frank Hunt** ("**First Party**") and **Laura Jean Nix (formerly known as Laura Jean Hunt)** ("**Second Party**").

WITNESSETH

That said First Party for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to First Party in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold, released, quitclaimed, and conveyed and does hereby grant, bargain, sell, release, quitclaim and convey unto the said Second Party all of First Party's interest in the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE is made subject to all restrictions, covenants, reservations, minimum building setback lines, ingress and egress easements, installation and maintenance of utility and drainage facilities, and all conditions of record and shown on the plat of record in the Register's Office for Davidson County, Tennessee.

THESE DESCRIPTIONS ARE PREPARED FROM INFORMATION FURNISHED TO THE PREPARER, AND NO REPRESENTATION AS TO THE ACCURACY THEREOF IS MADE, INTENDED OR TO BE IMPLIED. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED AND CONVEYED HEREIN NOR AS TO THE ENFORCEABILITY OF ANY ENCUMBRANCES, RIGHTS OF WAY, OR EASEMENTS CONTAINED IN THESE DESCRIPTIONS.

And all of the estate, right, title, and interest of First Party therein. First Party furthermore hereby releases all right to dower and homestead in such premises.

The property is improved property commonly known as 534 Acklen Park Drive, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed as of the day and year first above written.

Tommy Frank Hunt

TOMMY FRANK HUNT

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **TOMMY FRANK HUNT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at office in the aforesaid county, this 2nd day of April, 2025.

Susan K. Walker

Notary Public
My Commission Expires: 4-2-2028

SUSAN K. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 4-2-2028
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF Knox

I hereby swear or affirm that the actual consideration for this transfer is $0.

Tommy Frank Hunt

TOMMY FRANK HUNT

Sworn to and subscribed before me this 2nd day of April, 2025.

Susan K. Walker

Notary Public
My Commission expires: 4-2-2028.

SUSAN K. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 4-2-2028
KNOX COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Final Plat, Acklen @ Murphy, of record in Instrument No. 20170925-0098056, 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 from Vandy Acklen Park, LLC to Tommy Frank Hunt, a married man, and Laura Jean Hunt, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed dated April 19, 2019, of record in Instrument No. 20190423-0036989 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20170925-0098056; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141120-0106977; By-Laws for the Acklen at Murphy Owner's Association, Inc. of record in Instrument No. 20180716-006888; Easement granted to U.S. Sprint Communications Company by Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20140114-0003778; Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, WILLIAM D. EDWARDS, do hereby make oath that I am 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 April 29, 2025.

Affiant Signature

4/29/25

Date

State of Tennessee

County of Knox

Sworn to and subscribed before me this 29th day of April, 2025.

Notary's Signature

My Commission Expires: 4-2-2028

