Karen Johnson Davidson County
Batch# 1269849 DEEDQC
05/07/2025 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250507-0035685

QUITCLAIM DEED

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 2-27-2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin S Hunter	Same	**MAP & PARCEL** 149-02-0-074.00
2553 Oak Forest Drive Antioch, TN 37013	Same	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANTHONY MAFFESOLI, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **BENJAMIN S. HUNTER, AN UNMARRIED MAN**, HEREINAFTER CALLED GRANTEE, MY OWNERSHIP INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, ITS SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Oakwood Subdivision, Phase Two, Section One of record in Plat Book 7900, Page 126, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin S. Hunter, an unmarried man, and Anthony Maffesoli, an unmarried man by Warranty Deed from Chase Thomas Martinez, a single man, of record in Instrument No. 20210811-0108094 Register's Office for Davidson County, Tennessee, dated July 13, 2021and recorded on August 11, 2021.

This is improved property located at 2553 Oak Forest Drive, Antioch, Davidson County, Tennessee.

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/our hand(s) this 5th day of May 2025.

GRANTOR:

Anthony Maffesoli

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 5th day of May, 2025, before me personally appeared Anthony Maffesoli, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2/27/2029

Certificate of Authenticity

I, Barbara McGinty, 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 may 5, 2025 (date of document).

Affiant Signature

Date may 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of may, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER