Karen Johnson Davidson County
Batch# 1276244 DEEDQC
05/22/2025 08:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250522-0040239

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Richard D. Huneycutt, Trustee
Richard D. Huneycutt Revocable Living Trust
726 Davidson Road
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map and Parcel No.
115 07 0 009.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Richard D. Huneycutt**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Richard D. Huneycutt, Trustee, Richard D. Huneycutt Revocable Living Trust Agreement dated May 21, 2025** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING Lot No. 4 on the Plan of Brook Meade, Section 1, of record in Book 2133, Page 77, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to **Richard D. Huneycutt et ux Rita F. Huneycutt, as tenants by the entirety**, by Warranty Deed dated September 16, 1983, from **Jean B. Stubbs, a widow**, recorded in Book 6140, Page 109, Register's Office of Davidson County, Tennessee. Whereas Rita F. Huneycutt died on September 25, 2018, and Richard D. Huneycutt became the sole owner of the property.

This conveyance is subject to all matters of record.

This is improved property known as: **726 Davidson Road, Nashville, TN 37205**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 21st day of May 2025.

Richard D. Huneycutt

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 **Richard D. Huneycutt**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 21st day of May 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Russell T. Cook, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 21, 2025.

Affiant Signature

May 21, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of May 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028