Karen Johnsor.
Batch # 1289727
06/25/2025 08:11:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250625-0049849

THIS INSTRUMENT PREPARED BY:
Mark Lineberry
Attorney at Law
P.O. Box 2155
Mount Juliet, TN 37121

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
The Hurt Family Trust 6316 Willow Oak Dr. Nashville, TN 37221	New owner	Parcel ID: Map 156-01-C-040-00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lovie Hurt, Jr. and wife, Sharon Hurt, (the "Grantors"), by these presents do quitclaim, transfer and convey unto The Hurt Jr. Family Trust, dated March 5, 2025, Lovie Cinque Hurt, Jr. and Sharon Denise Hurt, Trustors and/or Trustees, (the "Grantee"), its successors, and assigns, all of their interest in a certain tract or parcel of Land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 40, on the Subdivision of East Colony at Riverbend, as of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This being the same property conveyed to Lovie Hurt, Jr. and wife, Sharon Hurt, by Instrument of Record from Fox Ridge Homes, Inc., of record in Book 10239, page 577, in the office of the Register of Deeds, Davidson County, Tennessee.

Said Property is improved property known as 6316 Willow Oak Drive, Nashville, TN 37221

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. This instrument was prepared based on information furnished by the parties. The preparer makes no representations or warranties as to the accuracy thereof of the status of the title to the property described herein. Said property is conveyed subject to such limitations, restrictions, and encumbrances of record as may affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names on this 18th day of ~~March~~ JUNE, 2025.

Lovie Hurt, Jr.

Sharon Hurt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lovie Hurt, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). the within named bargainor, and acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 18th day of JUNE 2025.

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires: 9-7-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sharon Hurt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). the within named bargainor, and acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 18th day of JUNE 2025.

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires: 9-7-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Sharon Hurt Lovie Hurt Jr.
AFFIANT

Subscribed and sworn to before me this 18th day of JUNE 2025.

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires: 9-7-26