QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1297825 DEEDQC
07/15/2025 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250715-0055715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BETSY LANGFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JAN 22, 2029

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Buxahatchee, LLC	**Same as New Owner**	
(NAME)	(NAME)	
1030 16th Ave S, Ste. 500		**140 00 0 050.00 & 154 00 0 283.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **SEBURN RICKEY HUNT, A MARRIED PERSON,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **BUXAHATCHEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:

Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 25, 1995, known as job #950094, more particularly described as follows:

Beginning at an iron pin, said point of beginning being the common corner of Tract 1, 2, this Tract 3 and Tract 4 of the Heath Property, division not of record, said point of beginning is also in the center of a 50' ingress, egress and public utility easement; thence leaving with the northerly line of said Tract 2 North 85 degrees 17' 34", West passing the westernmost terminus of said easement at 50', in all 585.47' to an iron pin, the northwest corner of said Tract 2 and also being in the line of the Westinghouse Credit Property of record in Book 8230, Page 001, R.O.D.C., TN; thence with Westinghouse line, North 03 degrees 00'00", East 420.00' to an iron pin, the southwest corner of Tract 4 and leaving the Westinghouse Credit Property, South 87 degrees 00'00", East, 590.00' to an iron pin, the Northwest corner of said Tract 4; thence ,with the westerly line of Tract 4, South 03 degrees 37' 40", West 437.47' to the point of beginning, containing 5.78 acres, more or less.

Included in the above described tract is one half of the said 50' joint ingress, egress and public utility easement located at the southeast corner of this tract. Additionally, there is a 15' public utility easement adjacent to said 50' joint use ingress, egress and public utility easement.

Tract II:

Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 25, 1995, known as job #950094, more particularly described as follows:

Beginning at an iron pin, said point of beginning being the common corner of Tract 1, this Tract 2, Tract 3 and Tract 4 of the Heath Property, division not of record, said point of beginning is also in the center line of a 50' joint use ingress, egress and public utility easement; thence, leaving the center of said easement and with the line of Tract 1 of the said Heath Property Division, South 00°, 50' 09", West 376.82' to an iron pin in the line of the Judd Property of record in Book 4945, Page 299, R.O.D.C., TN; thence with Judd's northerly line and leaving the line of Tract 1, North 89°, 29', 03", West 600.00' to an iron pin; thence, leaving Judd's line and with the line of Westinghouse Credit Property of record in Book 8230, Page 001, R.O.D.C., Tn, North 03°, 00', 00", East 420.00' to an iron pin, the southwest corner of said Tract 3 of the Heath Property Division; thence, with the southerly line of Tract 3 and leaving the Westinghouse Credit Property, South 85°, 17', 34", East, passing the westernmost terminus of the aforesaid 50' joint use ingress, egress and public utility easement at 535.47', in all 585.47' to the point of beginning, containing 5.40 acres, more or less.

Included in the above described tract is one half of the said 50' joint ingress, egress and public utility easement located at the southeast corner of this tract. Additionally, there is a 15' public utility easement adjacent to said 50' joint use ingress, egress and public utility easement.

Being the same property conveyed to Seburn Rickey Hunt, a married man, by Warranty Deed from Jeffrey B. Amann and Lisa B. Amann, husband and wife, of record in Instrument No. _____, in the Register's Office of Davidson County, Tennessee.

The said Seburn Rickey Hunt does hereby affirm that said property has never been a primary marital residence.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is __X__ **unimproved** ____ **improved** property known as: 8698 and 8704 Poplar Creek Road, Nashville, TN 37221.

Witness my hand this the 14 day of JULY, 2025.

Seburn Rickey Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of July, 2025, before me personally appeared Seburn Rickey Hunt, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 14 day of July, 2025.

Notary Signature
My commission expires: 1/22/29

BETSY LANGFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JAN 22, 2029

RETURN TO:
Buxahatchee, LLC
1030 16th Ave S, Ste. 500
Nashville, TN, 37212

True Copy Certification

I, **Megan Paulus,** 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 this the 14th day of July, 2025.

Affiant Signature
Date 7/14/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

