Karen Johnson Davidson County
Batch # 1298557 DEEDQC
07/18/2025 08 09 44 AM 2 pgs
Fees $12 00 Taxes $0 00
20250718-0056622

This Instrument was prepared from information furnished by the parties without the benefit of a title examination

This instrument prepared by.

Name: Jeffrey S. Strickland, Esq.
Firm: Strickland Law, PLLC
Address: 3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
Phone Number 615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel
OC Gunter Revocable Trust	New Owner	104 15 0 062.00
2533 Ashwood Avenue		
Nashville, Tennessee 37212		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Oliver L. Gunter, Jr. and wife, Catherine L. Gunter ("Grantors"), do hereby convey and quitclaim unto the OC Gunter Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Land in Davidson County, Tennessee, being part of Lot No. 47 on the Map of Sunset Park, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee. Said part of Lot No. 47 fronts 50 feet on the Southerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines, 160.5 feet to a dead line.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Oliver L. Gunter, Jr. and wife, Catherine L. Gunter, by Warranty Deed from Nathan R. Lindley and wife, Jerri W. Lindley, dated February 13, 2009, of record in Instrument No. 20090219-0014540, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property known as 2533 Ashwood Avenue, Nashville, Tennessee 37212.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, Page 132, Register's Office for Davidson County,

Tennessee, all property taxes, existing liens, encumbrances, governmental and zoning regulations.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 3rd day of July, 2025.

Catherine L. Gunter

Oliver L. Gunter, Jr.

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Catherine L. Gunter and Oliver L. Gunter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 3rd day of July, 2025.

Notary Public



My commission expires: _____

We hereby swear or affirm that the actual consideration for this transfer is $0.00.

Catherine L. Gunter

Oliver L. Gunter, Jr.

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 3rd day of July, 2025.

Notary Public



My commission expires: _____