QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1304129 DEEDQC
07/31/2025 12:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250731-0060673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY (and return to):
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Joshua Hunter	SEND TAX BILLS TO: **Same**	MAP / PARCEL NUMBER (S) 08116040000
(NAME) **2913 Berry Hill Drive**	(NAME) Property	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

ELIZABETH D. MAER AND EMANUAL O. DOYNE, SOLE HEIRS OF THE ESTATE OF SAM DOYNE

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

JOSHUA HUNTER, A MARRIED MAN

HIS HEIRS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A certain landlocked parcel with no street address, located south of 931 Reverand Dr. Enoch Jones Boulevard, north of 934 Jefferson Street, and east of 942 Jefferson Street, Nashville, Davidson County, Tennessee, said land being a portion of lot 147 on the Plan of D.T. McGavock's 1st addition to Nashville, of record in Plat Book 10, Pages 606-609, in the Register of Deeds Office of Davidson County (R.O.D.C.), and is more particularly bounded and described as follows:

COMMENCING at a magnetic survey sail set in the side of a tree by Cherry Land Surveying in 2003 in the southerly margin of Reverand Dr. Enoch Jones Boulevard, said magnetic survey nail is located 108.33 feet from the intersection of 10th Avenue North and said Reverand Dr. Enoch Jones Boulevard, said magnetic survey nail having a northing of 670612.926 and an easting of 1733941.956, and said magnetic survey nail also being the northwest corner Joshua Hunter, recorded as instrument number 20241107-0086970, R.O.D.C., and the northeast corner of 15th Ave Baptist Church Inc., recorded as instrument number 20170619-0061467, R.O.D.C.;
THENCE S27°11'57"E 83.70 feet to an iron rod and cap stamped with RLS 100;
THENCE N42°25'25"E 35.55 feet to the point of beginning.
BEGINNING at an iron rod and cap stamped with RLS 100 at the southeast corner of said Joshua Hunter;
THENCE N73°33'16"E 37.00 feet to a point;
THENCE S08°19'41"E 11.96 feet to a point along the northerly line of 934 Jefferson LLC;
THENCE S73°17'42"W 33.33 feet to a point;
THENCE N25°49'54"W 12.15 feet to the point of beginning. Containing 0.010 acres, more or less, according to a boundary survey performed by Homeland Surveying and Mapping, LLC. On July 22nd, 2025.

Being a portion of the same property conveyed to Sam Doyne by Installment Deed from N.C. Young, unmarried, of record in Book 663, Page 138 Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is improved property known as a portion of 931 Rev Dr Enoch Jones Blvd Nashville, TN 37208.

Witness our hands this the 28TH day of July, 2025.

Elizabeth D. Maer

Elizabeth D. Maer, Heir of the Estate of Sam Doyne

Emanuel O. Doyne, Heir of the Estate of Sam Doyne

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth D. Maer, as heir of the Estate of Sam Doyne, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28TH day of July, 2025.

Aaron Gawronsky
Notary Public
My Commission Expires:

AARON GAWRONSKY
NOTARY PUBLIC
REGISTRATION # 7910346
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2025

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emanuel O. Doyne, as heir of the Estate of Sam Doyne, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of July, 2025.

Notary Public Angie Bailey
My Commission Expires: January 25, 2027

ANGIE BAILEY
NOTARY PUBLIC
My Commission Expires
01-25-2027
FULTON COUNTY, GEORGIA

Certificate of Authenticity

I, Emily Manno, 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 **7/30/25**.

Date

Affiant Signature

7/30/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026