AFTER RECORDING RETURN TO:
Vylla Title, LLC
6200 Tennyson Pkwy
Suite 110
Plano, TX 75024
File No. 101-10717501

Karen Johnson Davidson County
Batch# 1313747 DEEDQC
08/22/2025 03:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250822-0067470

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 059 16 0 180.00

# QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 21 day of July, 2025, by and between **Angella Hunter who acquired title as Angela Hunter, a single woman,** residing at 2817 Old Matthews Road, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Angella Hunter, a single woman, single individual,** residing at 2817 Old Matthews Road, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

Property Address: 2817 Old Matthews Road, Nashville, TN 37207

BEING the same which Angela Hunter, a single woman, who erroneously acquired title as Angella Hunter by Deed dated May 25, 2013 and recorded August 1, 2013 in the County of Davidson, State of Tennessee, in Instrument: 20130801-0079988, conveyed unto Angela Hunter, a single woman.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

who acquired title as

**Angella Hunter who acquired title as Angela Hunter**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Angella Hunter who acquired title as Angela Hunter**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 21 day of July, 20 25.

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 10-4-27

No title exam performed by the preparer. Legal description and party's names provided by the party.

# VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Angella Hunter

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 21 day of July, 2025

Notary Public
My Commission Expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Angella Hunter
2817 Old Matthews Road
Nashville, TN 37207

Name and address of property owner:

Angella Hunter
2817 Old Matthews Road
Nashville, TN 37207

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

The property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 20, on the Plat of Hickory Heights described according to a survey made by Z.J. Wilkerson, May 22, 1946 as follows:

Beginning on the west margin of Manila Street, now known as Old Mathews Road, at the common corner of Lots Number 20 and 21, said beginning point also being 90.5 feet south of the north line of the Hickory Heights Subdivision; running thence with the line between Lots Number 20 and 21 westward 150 feet to the common corners of Lots Number 20, 21, 25 and 26, running thence 50 feet southward along the line between Lots Number 20 and 26; running thence eastward 150 feet along the line between Lots Number 19 and 20 to the west margin of Manila Street; running thence northward along the west margin of Manila Street 50 feet to the point of beginning, to which reference is hereby made for a more particular description of said lot.

Parcel ID Number: 059 16 0 180.00

Property commonly known as: 2817 Old Matthews Road, Nashville, TN 37207

## Tennessee Certification of Electronic Document

I, Robert Anderson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electric 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 07/21/2025 (date of document).

Robert Anderson

Affiant Signature

Date 07/25/2025

STATE OF PENSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 25th day of July, 2025

Notary Signature

My Commission Expires: 06-22-2029

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
Allegheny County
My Commission Expires June 22, 2029
Commission Number 1400134