Karen Johnson Davidson County
Batch# 1320873 DEEDQC
09/11/2025 08:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250911-0072483

This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
JJMMO Trust **1907 Tyne Blvd.** **Nashville, TN 37215**	**144-00-0-046.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JEFFREY H. HUNTER AND JENNY HUNTER, HUSBAND AND WIFE** (hereinafter "Grantors") by these presents do hereby transfer, release, relinquish, quitclaim and convey unto the **JJMMO TRUST U/T/A DATED AUGUST 21, 2025** (hereinafter "Grantee"), its successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being in the 7th formerly the 11th Civil District of said County and State, described according to a survey made by E. L. Miller, Jr. & Co., October 11, 1962, as follows:

Beginning on the Westerly margin of Tyne Boulevard at the Northeast corner of the property conveyed to Christopher G. Hopkins and wife, by deed from Livingfield M. Frazer and wife, of record in Book 3460, Page 116, Register's Office of said County; thence with said Hopkins Northern boundary line North 86 degrees, 35 minutes West 741 feet to an iron pin lying in the Easterly line of the property conveyed to the Hillsboro Presbyterian Church of Nashville, Tennessee, by deed from Viola S. Baulch as of record in Book 2283, Page 41, said Register's Office; thence with the Easterly line of said Church property North 17 degrees 22 minutes East 228.2 feet; thence South 85 degrees 50 minutes East 627 feet to the Westerly margin of Tyne Boulevard; thence with the same South 11 degrees 55 minutes East 222 feet to the beginning, containing 3.4 acres, more or less.

Being the same property conveyed to JEFFREY H. HUTNER AND JENNY HUNTER, HUSBAND AND WIFE, by deed from 1907 TYNE PARTNERS, GP, a Tennessee general partnership, of record in Instrument No. 20140801-0068889 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) Easement for water line, recorded in Book 3530, Page 51, said Register's Office; and (b) Agreement for Dedication of

Easement as set forth in instrument recorded in Book 8037, Page 256, said Register's Office.

This is improved property known as 1907 Tyne Blvd., Nashville, Davidson County, Tennessee 37215.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 21 day of August, 2025.

GRANTORS:

JEFFREY H. HUNTER

JENNY HUNTER

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **JEFFREY H. HUNTER and JENNY HUNTER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of August, 2025.

NOTARY PUBLIC

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/23/27

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Affiant, Grantee's Agent

Subscribed and sworn to before me, this 21st day of August, 2025.

NOTARY PUBLIC

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/23/27

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 August 21, 2025 (date of document).

Affiant Signature

9-9-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of September, 2025.

Notary's Signature

My Commission Expires: 11-21-26

