NEW OWNER:
The Daniel S. Gant and Jean H. Gant Revocable Living Trust
332 Shutes Cove, Old Hickory, TN 37138

Karen Johnson Davidson County
Batch # 1324158 DEEDQC
09/19/2025 08:16:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250919-0074830

SEND TAX BILLS TO:
Daniel and Betty Gant
332 Shutes Cove
Old Hickory, TN 37138

MAP/GROUP/PARCEL
063160B04600CO

THIS INSTRUMENT PREPARED BY:
T. Ryan Rumfelt, Attorney at Law
541 N. Mount Juliet Road, Ste 2203B
Mount Juliet, Tennessee 37122

THIS INSTRUMENT WAS PREPARED FROM INFORMATON SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND T. RYAN RUMFELT, ATTORNEY, SHALL NOT BE RESPONSBILE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to the agreement of the parties and for other good and valuable consideration, including $1.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **DANIEL GANT and JEAN GANT, Husband and Wife,** ("Grantor") has remised, released, transferred, and conveyed and by these presents does bargain, remise, release, transfer, and convey and forever quitclaim unto **THE DANIEL S. GANT AND JEAN H. GANT REVOCABLE LIVING TRUST** ("Grantee"), its heirs and assigns, forever, all of her right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee bound and described as follows, to-wit:

BEING Lot No. 137 on the Plan of HAMPTON PARK (formerly Chitwood Downs, Planned Unit Development), as shown by plat of record in Plat Book 6900, Pages 550-552 and Amendments of record in Book 7462, Page 445 and Book 8181, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel Gant and Jean Gant, Husband and Wife, from Danny Charles Bunt, Kenny Ray Bunt, David Glen Bunt,

Brenda Ruth Miller, Milton Hanvy and Thomas Hanvy, devisees under the Last Will and Testament of Vernice J. Hanvy, dated July 15, 2009, in Instrument No. 20090728-0070452, recorded in the Registers Office for Davidson County on July 28, 2009.

Being the same property conveyed to Vernice J. Hanvy by Deed dated September 26, 2003, from Ralph A. Edwards and wife, Velma E. Edwards and filed for record on September 29, 2003, in Instrument No. 20030929-0143310, Register's Office for said County. Said Vernice J. Hanvy having since died testate on 7/31/2008. Her will having been probated under Docket No. 08P 1428, Davidson County Probate Court, and devising all rights and interest in above-described property unto Danny Charles Bunt, Kenny Ray Bunt, David Glen Bunt, Brenda Ruth Miller, Milton Hanvy and Thomas Hanvy, devisees under the Last Will and Testament of Vernice J. Hanvy.

This is improved property known as: 1605 Aaronwood Drive, Old Hickory, TN 37138.

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.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

GRANTORS do covenant with the said GRANTEE that it has lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

WITNESS MY SIGNATURE hereto this 13th day of August, 2025.

Daniel Gant
DANIEL GANT

Jean Gant
JEAN GANT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned notary in and for the state and county listed above, DANIEL GANT and JEAN GANT, who acknowledged and affirmed that they signed and executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Sworn to and subscribed before me this 13th day of August, 2025.

My commission expires: 10-25-2026

Rochelle Medlin
Notary Public

