Karen Johnson Davidson County
Batch# 1338789 DEEDQC
10/27/2025 01:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251027-0085320

Name and Address of New Owner:
Charles K. Hunter
190 Spaulding Bell Lane
Gainesboro, TN 38562

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
116 Maple Row Blvd
Hendersonville, TN 37075

Map & Parcel No: 133-12-0-142.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey Hammons,** "the Grantor," convey and quitclaim any interest they have unto **Charles K. Hunter,** "the Grantee," the following described real estate in Rutherford County, Tennessee:

Land In Davidson County, TN being lot No: 93 on the Plan of Valley View Meadows, Section 3, as shown on the Plat Book 3700, Page 93, in the Registers office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Hammons, by Quitclaim Deed from Steve Thomas, recorded on June 10th, 2022, of record in instrument no. 20220610-0066104 Register's Office for Davidson County, Tennessee.

This is improved property known as: 279 Cathy Jo Dr., Nashville, TN 37211

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free, and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 10 day of 24 2025.

2 of 2

Jeffrey Hammons (SEAL)

Jeffrey Hammons

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Jeffrey Hammons,** 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 24th day of October, 2025.

Notary Public
My commission expires: 8-21-2027

DAVID BRIAN KEMP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-21-2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 24th day of ~~August,~~ 2025. October 1, 2025

Notary Public

My commission expires: 8-21-27

DAVID BRIAN KEMP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-21-2027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 October 24, 2025 (date of document)

Regina Sullo

Affiant Signature

October 27, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 27 day of October, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY CO... 2026

202510270085320