Karen Johnson Davidson County
Batch# 1353317 DEEDQC
12/03/2025 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251203-0096055

This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive Suite 100
Henderson, NV 89014
Phone: 702-736-6400

QUITCLAIM DEED

UNLS1284101

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
June M. Hester, et al	June M. Hester, et al	Map/Parcel:
5212 Starwind Point	5212 Starwind Point	098 09 0A 116.00
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, June M. Hester, formerly known as June M. Dunn, a married woman, as to her 50% ownership by these presents do hereby quitclaim and convey unto the said June M. Hester and Alan Hester, wife and husband, as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to add spouse to title.

This is unimproved (X) property known as 5212 Starwind Point, Hermitage, TN 37076
Improved ( )

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

Witness our hand this 17 day of Novemb, 20 25, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

June M. Hester f/k/a June M Dunn

June M. Hester, f/k/a June M. Dunn

ACKNOWLEDGMENT

STATE OF TN)
ss
COUNTY OF Davis)

Personally appeared before me, Derek Truelove, a Notary Public in and for said County and State, June M. Hester, f/k/a June M. Dunn the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at TN this 17 day of Novemb, A.D., 20 25.

NOTARY STAMP/SEAL

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

NOTARY PUBLIC
Notary Commission Expires: 1 5 28

AFFIDAVIT OF VALUE

STATE OF TN)
ss
COUNTY OF Davis)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 17 day of Novemb, 20 25

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 1 5 28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein below is situated in the **City/Town/Village/Borough** of **Hermitage**, **County** of **Davidson** and **State** of **Tennessee** and is described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 159 ON THE PLAN OF PHASE 3B LAKESHORE. OF RECORD IN PLAT BOOK 7900, PAGE 677 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Derivation Clause

Deed Type: Quit Claim Deed
Grantors: TAMMY DUNCAN, TRUSTEE
Grantees: JUNE M. DUNN AND ALAN HESTER AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP
Dated: February 11, 2009
Recorded Date: February 20, 2009
Consideration: $1.00
Book: NA
Page: NA
Instrument: 20090220-0014982
Parcel No.: **098 09 0A 116.00**
Property Commonly Known As: **5212 Starwind Point, Hermitage, TN 37076**

The property address and tax parcel identification number listed are provided solely for informational purposes.

Tennessee Certification of Electronic Document

I, Marchelle Chaney, 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 **11/17/2025** (date of document).

Affiant Signature

11/17/2025
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this **17** day of November, 2025.

Notary's Signature

MICHELE HARRIS
Notary ID #12354000
My Commission Expires
June 8, 2028

MY COMMISSION EXPIRES: June 8, 2028

NOTARY'S SEAL