Karen Johnson Davidson County
Batch# 1353933 DEEDQC
12/04/2025 02:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251204-0096594

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. John Andrew Hunnicutt, Affiant Subscribed and sworn to before me, this 3rd day of December, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John Andrew Hunnicutt and Catherine Ann Hunnicutt, Trustees 8048 Poplarwood Road Nashville, Tennessee 37211	SAME	103 16 0G 201.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **John Andrew Hunnicutt**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **John Andrew Hunnicutt and/or Catherine Ann Hunnicutt, Trustees of the John & Catherine Hunnicutt Living Trust, established by the Revocable Trust Agreement of John Andrew Hunnicutt and Catherine Ann Hunnicutt dated December 3, 2025,** as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 3rd day of December, 2025.

John Andrew Hunnicutt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Andrew Hunnicutt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of December, 2025.

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 201, together with the appurtenant interest in the common elements of Brookfield Condominiums, a horizontal property regime established by Master Deed, of record in Book 6976, Page 887, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as "Exhibit C" to the aforementioned Master Deed.

Being the same property conveyed to John A. Hunnicutt by deed from Rebecca S. Mayfield, of record as Instrument No. 20130227-0019472, Register's Office for Davidson County, Tennessee.

John Andrew Hunnicutt and John A. Hunnicutt are one and the same person.

This is improved property known as 4202 Harding Pike, Unit 201, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 December 3, 2025.

12/4/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of December, 2025.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

