Karen Johnson Davidson County
Batch# 1353935 DEEDQC
12/04/2025 02:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251204-0096596

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--. Catherine Ann Hunnicutt Affiant Subscribed and sworn to before me, this 3rd day of December, 2025. Alice M. Bohannon 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	155 03 0C 025.00 104 02 1H 009.00

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, **Catherine Ann Hunnicutt, Trustee of the Catherine Ann Hunnicutt Revocable Trust under agreement dated December 8, 2011,**

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.

Catherine Ann Hunnicutt

Catherine Ann Hunnicutt, Trustee

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 Catherine Ann Hunnicutt, Trustee, 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: _____

Alice M. Bohannon

Notary Public

EXHIBIT A

Legal Description

8048 Poplarwood Road, Nashville, Tennessee 37211 (155 03 0C 025.00)

Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled the Plan of Poplar Wood, Section II, of record in Plat Book 9700, Page 587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Catherine Ann Hunnicutt, Trustee of the Catherine Ann Hunnicutt Revocable Trust under agreement dated December 8, 2011, by deed from John A. Hunnicutt and spouse, Catherine A. Hunnicutt, of record as Instrument No. 20120113-0003976, Register's Office for Davidson County, Tennessee.

This is improved property known as 8048 Poplarwood Road, Nashville, Tennessee 37211.

3128 Belwood Street, Unit 203, Nashville, Tennessee 37203 (104 02 1H 009.00)

Land in Davidson County, Tennessee, being Unit B-4, LONGVIEW PLACE CONDOMINIUMS, a Horizontal Property Regime, as established by Declaration of record in Instrument No. 20110124-0006321, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Catherine Ann Hunnicutt, Trustee of the Catherine Ann Hunnicutt Revocable Trust under agreement dated December 8, 2011, by deed from 3139 Long Partners, LLC, a Tennessee limited liability company, of record as Instrument No. 20120103-0000109, Register's Office for Davidson County, Tennessee.

This is improved property known as 3128 Belwood Street, Unit 203, Nashville, Tennessee 37203.

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)

