Karen Johnson Davidson County
Batch# 1389090 DEEDQC
03/05/2026 02:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260305-0017829

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 20th day of February, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Gerald D. Hunnicutt and Mary Ann Hunnicutt, Trustees 5508 Hearthstone Lane Brentwood, Tennessee 37027	SAME	160 11 0A 090.00 CO

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, **Gerald D. Hunnicutt and Mary Ann Hunnicutt, Trustees of the Gerald D. and Mary Ann Hunnicutt Trust, established by the Revocable Trust Agreement of Gerald D. Hunnicutt and Mary Ann Hunnicutt dated August**

30, 2005, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Gerald D. Hunnicutt and Mary Ann Hunnicutt, Trustees of the Gerald & Mary Ann Hunnicutt Living Trust, established by the Revocable Trust Agreement of Gerald D. Hunnicutt and Mary Ann Hunnicutt dated February 20, 2026**, 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 our hands this 20th day of February, 2026.

Gerald D. Hunnicutt, Trustee

Mary 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, Gerald D. Hunnicutt and Mary Ann Hunnicutt, Trustees, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 20th day of February, 2026.

My Commission Expires: _____

JEFFREY MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Phases II, lII, and IV Hemmingwood as of record in Plat Book 6900, Pages 7 and 8, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to the Gerald D. and Mary Ann Hunnicutt Trust by deed from James Patrick O'Bannon, of record as Instrument No. 20150826-0086347, Register's Office for Davidson County, Tennessee.

Gerald D. Hunnicutt and Mary Ann Hunnicutt are the current Trustees of the Gerald D. and Mary Ann Hunnicut Trust dated August 30, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and eas·ements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASES II, III AND IV HEMMING WOOD, as recorded in Plat Book 6900, Page(s) 7 and 8, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). •
d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6730, Page 329, Book 6892, Page 549, Book 6925, Page 268, Book 6948, Page 268, Book 7269, Page 387, Book 7474, Page 205 and Instrument No. 20130619-0062819, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
e. Charter of Homeowners Association recorded in Book 6704, Page 373, Book 6936, Page 893, Book 7496, Page 163 and Book 8762, Page 169.
f. Conveyance of Common Area recorded in Book 6962, Page 404, re-recorded in Book 7207, Page 84.
g. Storm Water Detention Agreement as set forth in instrument recorded in Book 6728, Page 673.
h. A judgement appearing in Instrument No. 20051012-0122631 in the Register's Office of Davidson County, Tennessee. However, this Policy of Insurance insures the named

insured against any loss or damage resulting from the enforcement or attempted enforcement of the same.

i. A judgment appearing in Instrument No. 20060130-0011123 in the Register's Office of Davidson County, Tennessee. However, this Policy of Insurance insures the named insured against any loss or damage resulting from the enforcement or attempted enforcement of the same.

This is improved property known as 5508 Hearthstone Lane, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 February 20, 2026.

03/05/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of March, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

