THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Clyde & Roslyn Hunter, Trustees 3952 Stephens Ridge Way Antioch, TN 37013	SAME AS NEW OWNER	173 16 0A 246.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Clyde Rick Hunter, Jr.** and **Roslyn Diann Hunter**, 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 unto **Clyde Rick Hunter, Jr.** and **Roslyn Diann Hunter, Trustees of The Hunter Revocable Living Trust**, dated May 19, 2026, and any amendments thereto, and to their successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantors' right, title, and interest in and to real property in Davidson County, State of Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 112 on the plan of Hidden Creek, Phase 4, Section 2 of record in Instrument No. 20060627-0076909, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Karen Johnson Davidson County
Batch # 1423392 DEEDQC
05/21/2026 08:56:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260521-0045984

Being the same property conveyed to Clyde R. Hunter, Jr. and Roslyn Hunter, husband and wife, from Beazer Homes Corp., a Tennessee Corporation, by Warranty Deed of record in Instrument No. 20070305-0026354 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3952 Stephens Ridge Way, Antioch, Tennessee 37013.

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 19th day of May, 2026.

Clyde Rick Hunter, Jr., Grantor

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 **Clyde Rick Hunter, Jr.**, 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 19th day of May, 2026.

My Commission Expires: 3/8/28

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WITNESS my hand this 19 day of May, 2026.

Roslyn Diann Hunter, Grantor

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 **Roslyn Diann Hunter**, 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 19th day of May, 2026.

My Commission Expires: 3/8/28

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON