Davidson County DEEDQC
Recvd: 06/19/02 08:19 3pgs
Fees:17.00 Taxes:0.00
20020619-0073918

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is NONE.

Marion Janelle Gervickas

**Marion Janelle Gervickas**, heir-at-law, of Arthur C. Hoover, Jr. and wife, Rebecca J. Hoover, both now deceased.

Subscribed and sworn to before me on this 17 day of June 2002.

Glenna R. Gant
NOTARY PUBLIC
My commission expires: January 29 2005

**This instrument was prepared by:**

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 315
Madison, Tennessee 37115

| Address New Owners: | Send Tax Bills To: | Map-Parcel #: |
|---|---|---|
| Marion Janelle Gervickas, et al.<br>921 Neelys Bend Road<br>Madison, Tennessee 37115 | Same | 052-07-0 013.00 |

# QUITCLAIM DEED
# WITH ATTACHED AFFIDAVIT OF HEIRSHIP
# PURSUANT TO TENN. CODE ANN. § 30-2-712

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned heirs-at-law of Arthur C. Hoover, Jr. and wife, Rebecca J. Hoover, to wit: **Richard Hudgens** and **Marion Janelle Gervickas,** hereinafter called "the Grantors", have bargained and sold and by these presents do transfer and convey unto **Richard Hudgens** and **Marion Janelle Gervickas,** hereinafter called "the Grantees", theirs heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING parts of Lots Nos. 2, 3 and 4, block "B" on the Map of Home Acres, not of record, and described according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated May 10, 1962, as follows:

BEGINNING at a point in the northerly margin of Neely's Bend Road, 46.04 feet west of the common corner of Lots No. 3 and 4 on said Plan; thence north 18 degrees, 28 minutes east 260.47 feet to a point which is 22.5 feet east of a corner of Lots Nos. 3 and 4 on said plan; thence south 66 degrees, 35 minutes east 100 feet to a point which is 22.5 feet east of the corner of Lots Nos. 2 and 3 on said plan; thence south 18 degrees, 28 minutes west 260.47 feet to a point in the northerly margin of Neely's Bend Road; thence with the margin of the same, north 66 degrees, 35 minutes west 100 feet to the beginning.

BEING the same property conveyed to Arthur C. Hoover, Jr. and wife, Rebecca J. Hoover, by Deed from George J. Bailey and wife, Lela H. Bailey, of record in Book 3398, Page 27, Register's Office for Davidson County, Tennessee; the said Arthur C. Hoover, Jr. and wife, Rebecca J. Hoover, having both since died; survived by their heirs-at-law, namely: **Richard Hudgens** and **Marion Janelle Gervickas.**

This is improved property known as 921 Neelys Bend Road, Madison, Tennessee 37115.

The purpose of this transfer is to vest the ownership of the herein-described real property to **Richard Hudgens** and **Marion Janelle Gervickas**; specifically, each of them receives a one-half (1/2) undivided ownership interest in said property as tenants in common.

WITNESSED below by our hands, we are:

1. a. **Richard Hudgens** of 1277 Woodbury Highway, Manchester, Coffee County, Tennessee 37355;

b. **Marion Janelle Gervickas** of 921 Neelys Bend Road, Madison, Davidson County, Tennessee 37115; my date of birth is December 20, 1928.

2. Each of us are over the age of eighteen (18) years and fully competent to testify to all of the statements herein.

3. Our sister was Rebecca J. Hoover. She died in June of 1992. Our brother-in-law was Arthur C. Hoover, Jr. He was born on April 30, 1915 and died on February 13, 1988. They had no children. Pursuant to Tenn. Code Ann. § 30-2-712(b), the two of them are "the vendors" and the two of us are "the vendees".

4. During our sister and brother-in-law's lifetime, specifically on or about May 25, 1962, they purchased a parcel of real property known as 921 Neelys Bend Road, Madison, Davidson County, Tennessee 37115. The map and parcel number of this realty is 052-07-0 013.00. This transfer was by a warranty deed which is recorded at Book 3398, Page 27, Register's Office for Davidson County, Tennessee. This parcel of land is in Madison, Davidson County and is more particularly described as follows:

> BEING parts of Lots Nos. 2, 3 and 4, block "B" on the Map of Home Acres, not of record, and described according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated May 10, 1962, as follows:
>
> BEGINNING at a point in the northerly margin of Neely's Bend Road, 46.04 feet west of the common corner of Lots No. 3 and 4 on said Plan; thence north 18 degrees, 28 minutes east 260.47 feet to a point which is 22.5 feet east of a corner of Lots Nos. 3 and 4 on said plan; thence south 66 degrees, 35 minutes east 100 feet to a point which is 22.5 feet east of the corner of Lots Nos. 2 and 3 on said plan; thence south 18 degrees, 28 minutes west 260.47 feet to a point in the northerly margin of Neely's Bend Road; thence with the margin of the same, north 66 degrees, 35 minutes west 100 feet to the beginning.

5. Arthur C. Hoover, Jr. and his wife, Rebecca J. Hoover, both died without a will. Accordingly, the above-referenced real property passes to us, the two siblings, by the laws of intestate succession; each of us inheriting and now owning an undivided one-half (1/2) interest in said property as tenants in common.

6. There are no debts or encumbrances remaining which are or might become a lien on said interests in the above-referenced real property.

7. This Affidavit of Heirship is freely given by each us pursuant to Tenn. Code Ann. § 30-2-712 to help establish and reflect the heirship with respect to the above-referenced real property. This Affidavit shall be accepted for registration by the Register of Deed's Office for Davidson County, Tennessee.

Further affiants saith not.

Richard Hudgens
**RICHARD HUDGENS**

Marion Janelle Gervickas
**MARION JANELLE GERVICKAS**

**STATE OF TENNESSEE**
**COUNTY OF** Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICHARD HUDGENS**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Coffee County, Tennessee, this 12 day of June, 2002.

NOTARY PUBLIC
My Commission Expires: 1-25-2005

**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 **MARION JANELLE GERVICKAS**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Davidson County, Tennessee, this 7 day of June 2002.

NOTARY PUBLIC
My Commission Expires: January 29, 2006

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