Davidson County DEEDQC
Recvd: 06/04/04 13:20 2pgs
Fees:12.00 Taxes:0.00
20040604-0066169

This instrument prepared by:
Prestige Title, LLC
1800 Mallory Lane
Suite A
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)
Kolleen Hudgins
Melanie Kay Hudgins
Kim Hudgins Brewer
2109 Fernwood Drive
Nashville, TN 37216

SEND TAX BILLS TO
NEW OWNER

MAP & PARCEL
72-12-145

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, ***Kolleen B. Hudgins, married,*** *has this day bargained and sold, and do hereby transfer and convey unto the said* ***Kolleen B. Hudgins , Melanie Kay Hudgins and Kim Hudgins Brewer,*** *as joint tenants with right of survivorship, the Grantee herein, their (successors), heirs and assigns, each a one third (1/3) undivided interest in certain real estate in Davidson County, Tennessee as follows:*

Land in Davidson County, Tennessee, being Lot No. 1794 on the Plan of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Harold Hudgins and wife, Kolleen B. Hudgins, by deed from Barbara Ann Clark, unmarried, of record in Book 5790, page 400, Register's Office for Davidson County, Tennessee. Harold Hudgins having since died.
The spouse of Kolleen B. Hudgins does not join in this conveyance due to the fact that subject property has never been his primary residence.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

The execution of this instrument by Melanie Kay Hudgins is effected by the signature of her Attorney-in-fact Kim Hudgins Brewer, pursuant to the General Power of Attorney of record in Book 10664, page 666, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 2109 Fernwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of May, 2004.

Kolleen Hudgins
Kolleen Hudgins

SATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), ***Kolleen B. Hudgins, Melanie Kay Hudgins and Kim Hudgins Brewer,*** *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.*

Witness my hand, at Nashville Tennessee, this 27th day of May, 2004.

CAROL T. BAKER NOTARY PUBLIC AT LARGE GRAHAM COUNTY, TENN.

1/26/05
Commission Expires

Notary

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater, for this transfer is $0.00.

Shelley V. Sinnect
(Affiant)

Notary

Commission Expires: 1/26/05

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of May, 2004, before me personally appeared **Kim Hudgins Brewer** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Melanie Kay Hudgins** and acknowledged that she executed the same as her free act and deed by virtue of that Specific Power of Attorney recorded in Book 10664, page 666, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 27th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 1/26/05

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.