(1)

File No. 281200286

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 12/29/08 11:22 2 pgs
Fees:12.00 Taxes:0.00
20081229-0122822

Notary Seal present,
but could not be reproduced.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/6/10/19
(AFFIX SEAL)

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Hughes	William D. Hughes	33-16-0-149.00
(NAME) 304 Finis Drive	(NAME) 304 Finis Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, WILLIAM HUGHES A/K/A WILLIAM DAVID HUGHES, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO WILLIAM D. HUGHES AND WIFE, JENNIFER A. HUGHES, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

(Tract 1):
LAND in Davidson County, Tennessee, Being Lot No. 163, on the Plan of Primrose Meadows, Section II, of record in Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to William Hughes by Quitclaim Deed dated November 16, 2005, filed November 30, 2005, from Jennifer Hughes, of record by Instrument No. 20051130-0143890, Register's Office for Davidson County, Tennessee.

(Tract 2):
LAND in Davidson County, Tennessee, BEING Reserve Parcel "C", on the Plan of Primrose Meadows, of record in Plat Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to William David Hughes by Warranty Deed dated July 28, 2006, filed August 1, 2006, from J.S. Earhart Plumbing, Inc., a Tennessee Corporation of record by Instrument No. 20060801-0093211, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 304 and 308 Finis Dr., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 18th day of December, 2008.

William Hughes aka William David Hughes

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William Hughes aka William David Hughes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of December, 2008.

Commission expires: 10/10/09

Notary Public

File Number: 281200286

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register