THIS INSTRUMENT PREPARED BY:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
12-0622

Davidson County DEEDQC
Recvd: 11/27/12 13:54 3 pgs
Fees:17.00 Taxes:0.00
20121127-0108843

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Karen K. Hudson	Karen K. Hudson	09503003600
218 Blue Hills Drive	218 Blue Hills Drive	
Nashville, TN 37214	Nashville, TN 37214	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Anna E. Delfanti and Karen Kay Hudson, hereinafter referred to as the "GRANTORS" and Karen K. Hudson and husband Alan C. Hudson, hereinafter referred to as the "GRANTEES":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Anna E. Delfanti and Karen Kay Hudson, has this day quitclaimed unto Karen K. Hudson and husband Alan C. Hudson, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Smith Foster Cook and wife, Elizabeth Harris Cook, by deed from Laura H. Jenkins, of record in Deed Book 3860, page 897, Register's Office of Davidson County, Tennessee.

The said Elizabeth Harris Cook died on May 23, 1987, leaving Smith Foster Cook as sole owner of the above parcel. The said Smith Foster Cook conveyed by Quitclaim Deed said property to Smith Foster Cook and wife Ethel Mae D. Cook, as tenants by the entirety, dated 7/18/83 of record in Book 7602, page 905, the said Smith Foster Cook having pre-deceased Ethel Mae D. Cook.

Being the same property conveyed to Anna E. Delfanti and Karen Kay Hudson from Anna Delfanti, executrix of the Estate of Ethel Delfanti Cook by deed dated 5/11/12 filed for record on 7/17/12 in Instrument No. 20120717-0062828, page, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness whereof, the undersigned has hereunto set his hand on this the 12 day of November, 2012.

Anna E. Delfanti

Karen Kay Hudson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna E. Delfanti and Karen Kay Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of November, 2012.

DeAnna Gwyn
Notary Public

My Commission expires: 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 12 day of November, 2012.

My commission expires: 4/4/2014

DeAnna Gwyn
Notary public

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.