File No.

# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/16/14 10:03 3 pgs
Fees:17.00 Taxes:0.00
**20140716-0062726**

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Felicia Judkins Milner | Same | 119 05 0 086.00 |
| (NAME) | (NAME) | |
| 108 Jay St | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Scott Judkins and Felicia Judkins Milner, Cynthia Marie Judkins,
being the heirs at law of James Riley Judkins, Sr.,
who died on June 4, 2014, intestate

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Judkins and Felicia Judkins Milner, as tenants in common,

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 114 on the Map of the Subdivision of Lots Nos. 3 and 4 and part of Lots Nos. 5 and 6 in Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for said County.

Being the same property conveyed to James Judkins by deed from Sara Elizabeth Tate Hudgins, of record in Deed Book 6191, page 870, Register's Office for said County.

James Riley Judkins Sr. died in Lebanon, Wilson County, Tennessee on June 4, 2014 and his death is evidenced by the attached Certification of Death bearing number 6673109.

Being the same property conveyed to Scott Judkins and Felicia Judkins Milner by deed from James Riley Judkins Sr., of record in Instrument Number, 20140716-0062725 Register's Office for said County.

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 108 Jay St, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever 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 our hands this 15 th day of July, 2014.

Scott Judkins

Cynthia Marie Judkins

Felicia Judkins Milner

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Scott Judkins the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of July, 2014.

Commission expires: August 21, 2016

Notary Public

JAMES LEE JARMAN III — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF RUTHERFORD — My Commission Expires August 21, 2016.

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Felicia Judkins Milner the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of July, 2014.

Commission expires: August 21, 2016

Notary Public

JAMES LEE JARMAN III — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF RUTHERFORD — My Commission Expires August 21, 2016.

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Cynthia Marie Judkins the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15 day of July, 2014.

Commission expires: 12/01/2014

Karla Kincaid

Notary Public

KARLA KINCAID — STATE OF TENNESSEE NOTARY PUBLIC — RUTHERFORD COUNTY, TENN.

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 7-15-14

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY