File No.

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160021023 DEEDQC
Recvd: 03/15/16 09:49 2 pgs
Fees: 12.00 Taxes: 0.00

20160315-0024352

STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jake Sogga	Same	119 05 0 086.00
(NAME) 4004 Dakota Ave	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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,

Clinton Lee Judkins Jr.

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

Jake Fargo Sogga,

HEREINAFTER CALLED THE GRANTEE(S), HIS 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 conveyded to Jake Fargo Sogga, by Deed from Scott Judkins and Felicia Judkins Milner, dated August 5, 2014, and recorded in Instrument No. 20140806-0070471, 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 Certification of Death bearing number 6673109.

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

Being the same property conveyed to Scott Judkins and Felicia Judkins Milner, as tenants in common, by deed from 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, dated 07/16/14, of record in Instrument No. 20140716-0062726 Register's Office for Davidson County, TN.

Clint Lee Judkins, Jr., being the only child born to Clint Lee Judkins Sr., and wife Cynthia Marie Judkins hereby conveys any interest he may have by operation of law or otherwise absolute.

This is inherited property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

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 my hands this 11 day of March, 2016.

Clint Lee Judkins Jr

Clint Lee Judkins Jr

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 Clint Lee Judkins Jr 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 11 day of March, 2016.

Commission expires: 2-25-19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.