BILL GARRETT, Davidson County
Trans:T20160110599 DEEDQC
Recvd: 12/16/16 09:35 2 pgs
Fees:12.00 Taxes:0.00
20161216-0131951

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16752

New Owners:
John Harley Hudson and wife, Angela D. Hudson,
and Nathaniel Davidson Hudson
913 Fairwin Avenue
Nashville, TN 37216

Tax Map/Parcel: 072-09-0/270.00

Send Tax Bills to :
New Owners

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Karen Lee Hudson and husband, Raymond Randolph Hudson Jr., and Mamie Sue Padgett, an unmarried woman,** do hereby bargain, sell, release, remise, quitclaim and convey unto **John Harley Hudson and wife, Angela D. Hudson, and Nathaniel Davidson Hudson, an unmarried man,** all our rights, title and interest in and to the following described real estate, to-wit:

Improved Property Commonly Known As: 913 Fairwin Avenue, Nashville, TN 37216

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 32 on the map of the Eskridge Subdivision of part of the W.B. Franklin Property, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 60 feet on the northerly side of Fairwin Avenue and runs back 165.8 feet on the easterly line and 165.6 feet on the westerly line to a dead line in rear and measures 60 feet thereon.

BEING the same property conveyed to Karen Lee Hudson, a married woman, Mamie Sue Padgett, an unmarried woman, John Harley Hudson, a married man, and Nathaniel Davidson Hudson, by Correction Quitclaim Deed from Karen Lee Hudson and husband, Raymond Randolph Hudson, Jr., and Mamie Sue Padgett, an unmarried woman, dated 8/25/15 and recorded 9/18/15 in Instrument Number 20150918-0094847, which corrected Quitclaim Deed between above parties dated 11/28/12 and recorded 11/30/12 in Instrument Number 20121130-0110029, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 15 day of Nov., 2016.

Karen Lee Hudson
Karen Lee Hudson

Raymond Randolph Hudson
Raymond Randolph Hudson, Jr.

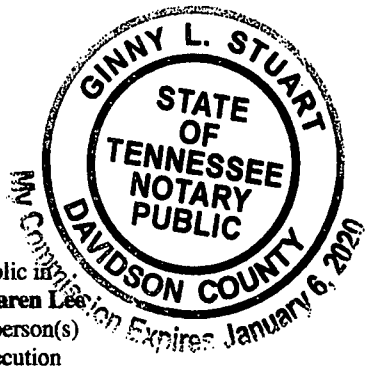
Mamie Sue Padgett
Mamie Sue Padgett

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of November, 2016, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Karen Lee Hudson,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Ginny L Stuart
Notary Public

Jan 6, 2020
My Commission Expires:

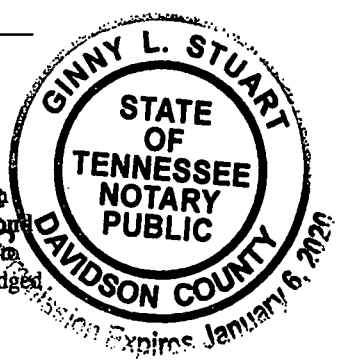


STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of November, 2016, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Raymond Randolph Hudson Jr.,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Ginny L Stuart
Notary Public

Jan 6, 2020
My Commission Expires:

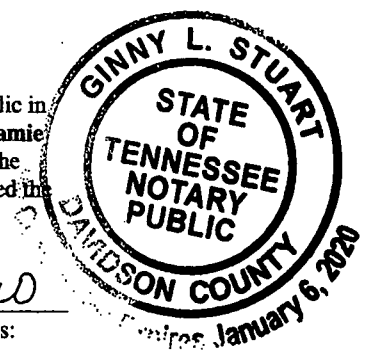


STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of November, 2016, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mamie Sue Padgett,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Ginny L Stuart
Notary Public

Jan 6, 2020
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Emily Bruns
Affiant

Subscribed and sworn to before me this 15th day of November, 2016.

Ginny L Stuart
Notary Public

My Commission Expires:

