TONYA THOMAS
FOUR STAR TITLE
2508 N. MOUNT JULIET RD.
MT. JULIET, TN 37122

This Instrument Prepared By and Return To:

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
James Hudak	James Hudak	52-5-43
837 Walnut St.	837 Walnut St.	
Madison, TN 37115	Madison, TN 37115	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged James Hudak and Stacey Hudak, hereinafter called the GRANTOR, does hereby quitclaim and convey unto James Hudak, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 13 of Block "J" on the map of the revised plan of Power and Roth Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 60 feet on the East side of Walnut Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James Hudak and Stacey Hudak, husband and wife, by Warranty Deed from Billy D. Butler and wife, Ellie Butler, dated June 24, 2014, filed of record in Instrument #20140627-0056451, Register's Office of Davidson County, Tennessee.

This is improved property located at 837 Walnut St., Madison, TN 37115

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160112194 DEEDQC
Recvd: 12/21/16 09:36 2 pgs
Fees:12.00 Taxes:0.00
20161221-0133915

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 15 day of DECEMBER, 2016.

James Hudak

Stacey Hudak

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **James Hudak and Stacey Hudak** to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 15th day of December, 2016.

NANCY W BRESSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY

My Commission Expires: 9-24-2019

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this _____ day of _____, 2016.

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____, **Affiant**
Subscribed and sworn before me this the
21 **Day of** December, 2016.
Brandi Wurs, **Deputy Register**