Bill Garrett Davidson County
Batch# 62164 DEEDQC
02/23/2018 03:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180223-0017513

QUITCLAIM DEED

FROM: Christopher McHugh
4421 Wayland Drive
Nashville, TN 37205

TO: Elizabeth Cook-McHugh
1219 Nichol Lane
Nashville, TN 37205

This Instrument was Prepared by:
Cathy Speers Johnson
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth Cook-McHugh 1219 Nichol Lane Nashville, TN 37205	Same	Map 130-11 Parcel 119

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled ***Christopher McHugh v. Elizabeth McHugh,*** **Civil Action No. 17D-242, Circuit Court for Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Elizabeth Cook-McHugh, Affiant

Sworn to and subscribed before me, this the 23rd day of February, 2018.

LaRhonda H. Maxey
Notary Public

My Commission Expires: 11-23-2020

LARHONDA H. MAXEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement

executed in that certain case styled ***Christopher McHugh v. Elizabeth McHugh,*** **Civil Action No. 17D-242, Circuit Court for Davidson County, Tennessee**. Accordingly, Christopher M. McHugh does hereby quitclaim unto the said Elizabeth Cook-McHugh, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> All that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot Number Two (2), except a small triangular part, and a small triangle out of the southeast comer of Lot Number One (1), on the Plan of Hycrest Acres, recorded in Book 2133, Page 5, in the Register's Office of Davidson County, Tennessee, and described as follows:
>
> BEGINNING at a point on the westerly margin of Wayland Drive, at the common comer of Lots 2 and 3; thence with the margin of said Drive, Northwesterly 72.86 feet to a concrete monument, and continuing with the same, North 40 degrees 13 minutes West, passing the common corner of Lots 1 and 2 at 87 feet, and continuing in the same direction, along the margin of said Drive, 12 feet to a point; thence South 47 degrees 19 minutes West, crossing the line between Lots 1 and 2 at 45.6 feet, in all 100 feet to a point in Lot 2; thence South 65 degrees 02 minutes West 285.6 feet to a point in the line between Lots 1 and 2; thence with the line between said Lots North 88 degrees West 155 feet to a point in the easterly line of the subdivision known as Tyne Meade, Section 4, as of record in Book 1424, Page 25, said Register's Office; thence South 1 degree 33 minutes West 70 feet to a point at the comer of Lots 2 and 3; thence with the line between said Lots, North 87 degrees 03 minutes East 404.9 feet to a point; and North 63 degrees 02 minutes East 215.3 feet to the westerly margin of Wayland Drive, the Point of Beginning.
>
> Being the same property conveyed to Christopher M. McHugh and Wife, Elizabeth C. McHugh by Warranty Deed dated August 6, 2009, from Arnold Tackett, Trustee of the Revocable Trust Agreement of Lyle Finley Dated May 18, 2007, of record in Instrument #20090820-0078433, said Register's Office.
>
> This is real property commonly known as 4421 Wayland Drive, Nashville, Tennessee 37215.

Witness my hand this 31st day of January, 2018.

Christopher M. McHugh

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Elizabeth A Garrett, a Notary Public of said County and State, **Christopher M. McHugh**, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2018.

Elizabeth A Garrett
NOTARY PUBLIC

My Commission Expires: 3/8/21

ELIZABETH A. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2026

Alice J. Stewart

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2026