This Instrument Prepared by And Return to:	Name and Address of Property Owner:	Property Address:
James D. Lawson, P.C. 10094 Ridgewood Oak Drive Lakeland, Tennessee 38002	Ron Hughes, Trustees of the Ron Hughes Living Trust 4919 Stonewall Road Little Rock, Arkansas 72207	4120 Ridgefield Drive, Unit 206 Nashville, Tennessee 37205

Tax Parcel ID#: 116-03-0M-206.00-CO

Mail Tax Bills To:
Ron Hughes, Trustee of the Ron Hughes Living Trust
4919 Stonewall Road
Little Rock, Arkansas 72207

Bill Garrett Davidson County
Batch# 99486 DEEDQC
06/04/2018 09:34:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20180604-0052789

THIS QUITCLAIM DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT OR SEARCH

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Ronald Hughes and Nancy Hughes, Husband and Wife ("Grantors"), for and in consideration of Ten and 00/100 Dollars ($10.00), do hereby bargain, sell, remise, release, quit claim and convey unto RONALD D. HUGHES, TRUSTEE, OR THE SUCCESSOR TRUSTEE OF THE RON HUGHES LIVING TRUST dated April 3, 2018 ("Grantee') all of their right, title and interest in and to the following described real estate located in the County of Davidson, State of Tennessee, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 206 of Belle Meade Court Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Belle Meade Court Condominium of record in Instrument Number 20081223-0122172, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Ronald M. Chance and wife, Sandra F. Chance, by deed from AG/KRE Belle Meade L.L.C., a Delaware Limited Liability Company, formerly known as A&M Capre Investors BP I – Belle Meade Condos, LLC, a Delaware Limited Liability Company of record in Instrument No. 20110825-0065767 Register's Office for Davidson County, Tennessee, dated August 11, 2011 and recorded on August 25, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions,

covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

Taxes for the year 2018 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20081112-0111752, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081223-0122172 and assignment of Declarant's Interest thereunder, as set forth in that certain Special Warranty Deed recorded as Instrument No. 20100930-0078098 and amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Stormwater Detention Agreement of record in Instrument Number 20070208-0016683, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070306-0027614, in the Register's Office for Davidson County, Tennessee.

Declaration of Right-of-way Easement Agreement with Covenants and Restrictions of record in Instrument Number 20070404-0040334, in the Register's Office for Davidson County, Tennessee.

Charter of Belle Meade Court Condominium Association, Inc. of record in Instrument Number 20081217-0120665, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4120 Ridgefield Drive, Unit 206, Nashville, Tennessee 37205.

Being the same property conveyed to Ronald Hughes and Nancy Hughes by Warranty Deed of record in Instrument Number 20140502-0037192 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this instrument this the 27TH day of April, 2018.

Ronald Hughes

Ronald Hughes

Nancy Hughes

Nancy Hughes

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared before me, MIKE E. HARTJE, a Notary Public in the state and county aforesaid, Ronald Hughes and Nancy Hughes with whom I am personally acquainted or whom proved to me satisfactorily that they are in fact Ronald Hughes and Nancy Hughes and acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office, the 27TH day of APRIL, 2018.

OFFICIAL SEAL
MIKE E. HARTJE, JR.
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXPIRES AUG. 30, 2021
COMMISSION NO. 12383901

Mike Hartje

Notary Public

My commission expires:

8/30/21

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00. Per T.C.A. 67-4-409-3B.

Ronald Hughes

SWORN to and subscribed before me, this the 27TH day of APRIL, 2018.

OFFICIAL SEAL
MIKE E. HARTJE, JR.
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXPIRES AUG. 30, 2021
COMMISSION NO. 12383901

Notary Public

My commission expires:

8/30/21

Nancy Hughes

SWORN to and subscribed before me, this the 27TH day of APRIL, 2018.

OFFICIAL SEAL
MIKE E. HARTJE, JR.
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXPIRES AUG. 30, 2021
COMMISSION NO. 12383901

Notary Public

My commission expires:

8/30/21