PREPARED BY:

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Bill Garrett Davidson County
Batch# 115633 DEEDQC
07/12/2018 10:33:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180712-0067464

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Ann Margaret Hughes Holder Christopher Hughes 2466 Union Road White House, TN 37188	Same	128 13 0A 159.00

Know all men by these presents that Ann Margaret Hughes Holder as Executor of the **Estate of Bernadine C. Hughes**, (Docket Number 16P-2049 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division) for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of making a distribution from the Estate of Bernadine C. Hughes, or releasing any claim of the Estate of Bernadine C. Hughes, hereby quitclaims and conveys to **Ann Margaret Hughes Holder** and **Christopher Hughes** as tenants in common, in equal shares, any and all interest that the Estate of Bernadine C. Hughes may have in the following property in Davidson County, Tennessee:

Unit No. 159 of Westfield Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6678, page 771, and amended in Book 6736, page 110, and further amended in Book 6831, page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtent [sic] to said Unit as set forth in Exhibit "C" of said Master Deed, reference is hereby made to the Plat of Westfield Condominiums set forth in Exhibit "D" of said Amendment to the Master Deed of record in book 6831, page 982, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Bernadine C. Hughes, married, by deed from Ralph Edward McDearmon, unmarried, of record as Instrument Number 20030513-0064046, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Exhibit "D" of the Master Deed.

Master Deed contained in an instrument of record in Book 6678, page 771; Book 6736, page 110; Book 6831, page 982, and Book 7271, page 256, Register's Office for Davidson County, Tennessee.

Easements of record in Book 4851, page 918; Book 6551, page 988; Book 6551, page 981; and Book 7803, page 694, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6746, page 677, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property. Rights or claims of parties in possession not shown by the public records. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as **159 Westfield Drive, Nashville, TN 37221.**

This instrument is exempted from the valuation oath pursuant to *Tennessee Code Annotated* § 67-4-409(a)(5).

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

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11th day of July, 2018.

Ann Margaret Hughes Holder

Ann Margaret Hughes Holder, Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, Ann Margaret Hughes Holder, Executor of the Estate of Bernadine C. Hughes, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of July, 2018.

Susan Long Oliver

Notary Public

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-8-22