Karen Johnson Davidson County
Batch# 193207 DEEDQC
02/08/2019 08:34:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190208-0012017

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

THIS DEED WAS PREPARED SOLEY BASED ON THE INFORMATION SUPPLIED BY THE PARTIES HERETO.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
James F. Hudson and Wesley H. Hudson 536 Brick Church Lane Whites Creek, TN 37189	Same	050-00-0-020.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES F. HUDSON, a resident of the State of Tennessee ("Grantor"), by these presents, transfers and conveys unto WESLEY H. HUDSON, also a resident of the State of Tennessee ("Grantee"), his heirs, successors and/or assigns, a one-half (1/2) undivided interest in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

LAND in the 12th Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 28, 2019 and known as Job No. 180191 as follows:

BEGINNING at an iron pin set at the intersection of the southerly right of way of Brick Church Lane with the westerly right of way of Brick Church Pike; thence with the westerly margin of Brick Church Pike (30' from the centerline) S 05°16'13"W 248.21' to an iron pin set; thence leaving Brick Church Pike and with the line of Metro Nashville Power Board (Bk. 3431, page 342, R.O.D.C., TN.) the following calls N 84°50'13"W 145.10' to an iron pin set; thence N 01°34'31"W 25.70' to an iron pin set; thence N 89°56'31"W 150.00' to an iron pin set; thence N 00°25'22"E 125.83' to an existing iron pin; thence with a curve to the right having a radius of 725.10' and a long chord of 95.23', said chord having a bearing of N 03°24'36"E a distance along the curve of 95.30' to an iron pin set; thence with a curve to the right having a radius of 25.00' and a long chord of 35.36', said chord having a bearing of N 52°39'29"E, a distance along the curve of 39.27' to an iron pin set on the southerly margin of Brick Church Lane;

thence with the margin of the said Lane (25' from the centerline) S 83°08'33"E 285.36' to the point of beginning, containing 1.71 acres, more or less.

BEING part of the same property conveyed to Marie J. Hudson by Will of Elise H. Jones of record in Will Book 67, page 363, Office of the County Clerk for Davidson County, Tennessee. Marie J. Hudson was married to Donald R. Hudson. The said Donald R. Hudson passed away on October 31, 2006. The said Marie J. Hudson passed away on March 5, 2018. Being also the same property conveyed to James F. Hudson and Wesley H. Hudson by Last Will and Testament of Marie J. Hudson, of record as Instrument No. 20180529-0050645, in the Register's Office for Davidson County, Tennessee. Further being part the same property conveyed to James F. Hudson by Quitclaim Deed from Wesley H. Hudson, of record as Instrument No. 20180730-0074034, said Register's Office.

The interests in and to the Subject Property is conveyed to Grantee, his heirs, successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis. The Subject Property is not the marital residence of Grantor.

IN WITNESS WHEREOF, I have hereunto set my signature to be effective as of February 7, 2019.

GRANTOR:

JAMES F. HUDSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Josh Hankins, a Notary Public of said County and State, personally appeared JAMES F. HUDSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 7 day of February, 2019.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this transfer is Ten and 00/100 Dollars ($10.00).

AFFIANT

Sworn to and subscribed before me, this 7 day of February, 2019.

Notary Public

My Commission Expires: 11/22/21

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
NOVEMBER 22, 2021