This instrument prepared by:
And return to:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 243356 DEEDQC
06/14/2019 09:35:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190614-0057258

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Darrell Hughes 2812 Bronte Avenue Nashville, TN 37216	SAME AS NEW OWNER	07210017600

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Gregory Hughes, a single man,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said **Darrell Hughes,** (the "Grantee") his successors and assigns, all of his right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Dugger Bros. Resubdivision of the Rucker Lands aka E.B. Rucker Lands, as of record in Book 1130, Page 20, of the Register's Office for said County.

Said Lot No. 14 fronts 61 feet on the easterly side of Bronte Avenue and runs back between parallel lines 261.8 feet on the southerly line and 249.5 feet on the northerly line, to the westerly line of the right-of-way of the L. & N. Railroad, on which it measures 56.7 feet.

Being the same property conveyed to William H. Bradley and wife, Jennie V. Bradley by deed from Mary Hunter Mayhew and C.H. Briley, Jr., Co-Conservators of Gladys Hunter of record in Book 3987, Page 764, dated February 4, 1966 and recorded February 15, 1966, Register's Office for Davidson County, Tennessee. The said William H. Bradley having predeceased Jennie V. Bradley, thereby vesting subject property in Jennie V. Bradley as surviving tenant by the entirety. The said Jennie V. Bradley aka Jennie Lucinda Vaughn Bradley having since died intestate on September 5, 2017 and survived by her 2 grandsons, Gregory Hughes and Darrell Hughes, being her sole heirs at law. The Estate of Jennie Lucinda Vaughn Bradley being administrated under Probate File 18P705 in the Seventh Circuit for Davidson County, Tennessee Probate Division.

Gregory Hughes makes oath that he is unmarried and has no children.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 2812 Bronte Avenue, Nashville, Tennessee 37216

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.

WITNESS my hands this 01 day of June, 2019.

Gregory Hughes

Gregory Hughes

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory Hughes**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purpose therein contained.

Witness my hand and official seal on this the _____ day of _____, 2019.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00.

Affiant

Subscribed and sworn before me this 3rd day of JUNE, 2019.

NOTARY PUBLIC

My Commission Expires: _____

JEFFREY M. GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On June 01, 2019, before me, Rod Elyson, Notary Public, personally appeared

Gregory Hughes

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ROD ELYSON
COMM. #2162347
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Sep. 7, 2020

Signature Rod Elyson

OPTIONAL

The description below is not required by law but may be valuable to persons relying on the attached document and could prevent fraudulent use of this form.

Title or Description of Attached Document:
Quitclaim Deed

Document Date: — Number of Pages: 2