Karen Johnson Davidson County
Batch# 273543 DEEDQC
08/19/2019 03:03:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190819-0083026

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE
MUSIC CITY ESTATE LAW 1650 MURFREESBORO ROAD, SUITE 208 FRANKLIN, TN 37067 (615) 628-7775 JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires July 11, 2021	COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. Affiant Subscribed and sworn to before me, this 31st day of July 2019. Justin Gilbert, Notary public My commission Expires: 07/11/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Brian C. Hughes 71 Jay Street Nashville, TN 37211	Brian C. Hughes 71 Jay Street Nashville, TN 37211	119-14-0-0170.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Brian C. Hughes, an unmarried man, Grantor, does hereby quitclaim, transfer and convey unto Brian C. Hughes, Trustee of the Brian C. Hughes Living Trust dated July 10, 2019, and any amendments thereto, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Being the east 10 feet of Lot No. 33, and all of Lot No. 34 of Block D, on the unrecorded Map of Part II, Woodbine Courts, and described as follows:

BEGINNING at a point in the north margin of East Timmons Avenue, 91.1 feet east of a concrete monument set at the beginning of a turn into Simmons Avenue, and being 10 feet west of the corner of Lots Nos. 33 and 34; thence northerly parallel to the line between said lots, and 10 feet west of the same, 109 feet to a point in the line between Lots 32 and 33; thence with the line between said lots, easterly 10 feet to a point in the west line of Lot No. 34; thence along the line between Lots Nos. 32 and 34, northerly 47.5 feet to the southwest corner of Lot No. 30; thence with the line between Lots No. 30 and 34; easterly 75 feet to a corner of Lot No. 1 and 34; thence with the line between said lots, southerly 156.5 feet to the north margin of East Timmons Avenue; thence with the margin of the same, westerly 85 feet to the point of beginning.

Being the same property conveyed to Brian C. Hughes from Thelma L. Mayes, an unmarried woman, by Warranty Deed dated September 27, 2010, and recorded on September 29, 2010 as Document No. 20100929-007383, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 266 Timmons Street, Nashville, Tennessee 37211

Witness my hand this 31st day of July 2019.

Brian C. Hughes, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Brian C. Hughes, with whom I am personally acquainted (or 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, at office, this day, July 31, 2019.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Justin Gilbert, Notary Public
My commission expires: 07/11/2021