Karen Johnson Davidson County
Batch# 273543 DEEDQC
08/19/2019 03:03:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190819-0083027

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	119-14-0-352.00 119-14-0-353.00 119-14-0-247.00

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 Hughes, 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:

See Exhibit "A" attached hereto.

Being the same property conveyed to Brian Hughes from Alfred Tate Rogers, Sr. also known as Alfred Tate Rogers, and Martha S. Rogers, also known as Martha Stone Rogers, by Warranty Deed dated August 10, 2018, and recorded on August 15, 2018, as Document No. 20180815-0080694, 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: 211 Morton Avenue, Nashville, TN 37211, 3011 Wingate Avenue, Nashville, TN 37211, and 3015 Wingate Avenue, Nashville, TN 37211

Witness my hand this 31st day of July 2019.

Brian Hughes, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Brian 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

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Resubdivision of Lots 36, 37 and 38, William Lee's Subdivision of Roth Property, of record in Plat Book 4300, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALFRED TATE ROGERS, SR., AND WIFE, MARTHA S. ROGERS, by deed from SONDRA J. LAWRENCE, AN UNMARRIED PERSON, of record in Book 9904, page 428, dated December 29, 1995, said Register's Office.

Further being the same property conveyed to ALFRED TATE ROGERS, SR. AND WIFE, MARTHA S. ROGERS, TENANTS IN COMMON, by quitclaim deed from MICHAEL D. SONTAG, of record in Book 10294, page 505, dated December 12, 1996, said Register's Office.

Being also known as 211 Morton Avenue, Nashville, Tennessee 37211

Tract 2

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Re-subdivision of Lots 36, 37 & 38, William Lee's Subdivision of Roth Property, of record in Plat Book 4300, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALFRED TATE ROGERS AND WIFE, MARTHA STONE ROGERS, by deed from Michael D. Sontag, of record in Book 10294, Page 491, dated December 12, 1996, said Register's Office. Further being the same property conveyed to ALFRED TATE ROGERS AND WIFE, MARTHA STONE ROGERS, AS TENANTS IN COMMON, by quitclaim deed from Michael D. Sontag , of record in Book 10294, Page 491, dated December 12, 1996, said Register's Office.

Being also known as 3011 Wingate Avenue, Nashville, Tennessee 37211

Tract 3

Land in Davidson County, Tennessee, being Lot(s) 35, as shown on the map entitled William Lee Subdivision of Roth Property, of record in Plat book 1130, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALFRED TATE ROGERS AND WIFE, MARTHA STONE ROGERS, by deed from MILDRED E. MEADOWS, AN UNMARRIED WIDOW, of record in Book 9638, Page 635, dated February 18, 1995, said Register's Office.

Further being the same property conveyed to ALFRED TATE ROGERS AND WIFE, MARTHA STONE ROGERS, TENANTS IN COMMON, by quitclaim deed from MICHAEL D. SONTAG, of record in Book 10294, Page 487, dated December 12, 1996, said Register's Office.