Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 17 day of December, 2019.

NOTARY PUBLIC
My Commission Expires: 11-[illegible]

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Neal Hays Dugger
7052 Cotton Blossom Lane
Nashville, Tennessee 37221

SEND TAX BILLS TO:
New Owner

Map: 155-03-0A-037.00-C

Karen Johnson Davidson County
Batch# 336681 DEEDQC
12/31/2019 09:20:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191231-0134817

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Neal Hays Dugger, a married man,** Grantor, for the express purpose of adding his wife to the title of the herein described real property to establish a tenancy by the entirety in and to the entire interest in the property previously held by the Grantor, and pursuant to Tennessee Code Annotated 66-1-109, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Neal Hays Dugger and wife, Michelle M. Dugger,** Grantees. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Rolling River Estates, Section I, of record in Plat Book 4860, Page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Neal Hayes Dugger by Warranty Deed dated May 24, 2019, from Trenton D. Pickett and Jennifer M. Pickett, of record in Instrument No. 20190529-0050509, Register's Office for Davidson County, Tennessee. Said Deed contained an error in the spelling of the within Grantor's middle name, showing it as Hayes. The correct spelling is Hays and it has been corrected on this instrument.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This is improved property known as 7052 Cotton Blossom Lane, Brentwood, Nashville **Tennessee** 37221.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 27 day of December, 2019.

Neal Hays Dugger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Neal Hays Dugger, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 27 day of December, 2019.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY