This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 422869 DEEDQC
06/22/2020 11:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200622-0066526

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 11th day of June, 2020.

Notary Public

My Commission expires _____/_____/_____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
Jordan Hughes, Debra Hughes and Michael Hughes
918 Benton Ave.
Nashville, TN 37204

SEND TAX BILLS TO:
Jordan Hughes, Debra Hughes and Michael Hughes
918 Benton Ave.
Nashville, TN 37204

MAP AND PARCEL NUMBER: 105 09 0 40 400

QUITCLAIM DEED

20NT00700

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Jordan Byers NKA Jordan Hughes, an unmarried woman

By these presents do remise, release and **QUITCLAIM** unto

Jordan Hughes, an unmarried woman and Debra Hughes and Michael Hughes, wife and husband, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet front and Easterly 52.7 feet rear of Lot No. 42 on the Map of Waverly Place, as of record in Book 57, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the Northerly side of Arthington or Benton Avenue and runs back between lines 234 feet on the Easterly line and 230 feet, more or less, on the Westerly lines, to an alley in the rear, measuring 52.7 feet thereon.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Jordan Byers, an unmarried woman, by Quitclaim Deed from Jared Byers, an unmarried man, dated 07/03/2017 and recorded 07/03/2017 as Document No. 20170703-0066881, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 918 Benton Ave, Nashville, TN 37204

Wherever 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 our hands this 11th day of June, 2020.

Jordan Byers NKA Jordan Hughes

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jordan Byers NKA Jordan Hughes,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of June, 2020

Notary Public

CAROL B. CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission expires: 1/16/2024

Debra Hughes

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Debra Hughes,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of June, 2020

Notary Public

CAROL B. CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission expires: 1/16/2024.

Michael Hughes

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Hughes,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of June, 2020

Notary Public

My Commission expires: 1/16/2024.

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021