Name and Address of New Owner:
Jennifer D. Hood F/K/A Jennifer D. Wells and Walter A. Hood
1388 Florence Ave
Madison, TN 37115

Send Tax Bills To:
Jennifer D. Hood F/K/A Jennifer D. Wells and Walter A. Hood
1388 Florence Ave
Madison, TN 37115

This Instrument Prepared By:
Debbie Ferraro
American Guardian Title & Escrow, LLC
6162 North U.S. Highway 41
Apollo Beach, FL 33572

Karen Johnson Davidson County
Batch# 486695 DEEDQC
09/30/2020 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200930-0112719

Map & Parcel No: 034-13-0-186

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Melvin R. Hudson, a married man,** "the Grantor," convey and quitclaim unto **Jennifer D. Hood F/K/A Jennifer D. Wells and Walter A. Hood, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> BEING Lot No. 25, on the Plan of Block Letter G, East Lawn Subdivision, of record in Plat Book 547, Page 153 and 154, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of September, 2020.

Melvin R. Hudson (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Melvin R. Hudson , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of September, 2020.

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sheila D Ewing-Agnew
Notary Public
My commission expires: 3.23.2021

AFFIDAVIT OF VALUE

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of September, 2020.

NOTARY PUBLIC STATE OF FLORIDA
ASHLEY MACVICAR
Commission # GG 321056
Expires April 8, 2023
Bonded Thru Budget Notary Services

Notary Public
My commission expires: _____

True Copy of Certification

I, Deborah Ferraro, do hereby make oath that I am a licensed title agent and the 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.

Signature

State of Florida
County of Hillsborough

Personally appeared before me, a notary public for this county and state, Deborah Ferraro who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires:_____
Notary' Seal (if on paper)

ASHLEY MACVICAR
Commission # GG 321056
Expires April 8, 2023
Bonded Thru Budget Notary Services

File # 20-10446

Derivation Clause

Being the same property conveyed to Jennifer D. Wells and Melvin R. Hudson, both married by Warranty Deed dated 08/30/2001 from Chris Zimmerlee of record in Instrument 200109050095809, Register's Office for Davidson County, Tennessee.