THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** No Title Search was performed in the preparation of this Quitclaim Deed	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0. Affiant Subscribed and sworn to before me, this 7th day of January, 2021 Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner: Eliza Hughes 109 Lorraine Ave Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 06016000900

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, **Charles Bruce Hughes, unmarried and Eliza Hughes, unmarried as joint tenants with right of survivorship** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to, **Eliza Hughes, unmarried**, (hereinafter referred to as the "Grantee") her heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8 as shown on the Map of Capitol View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Bruce Hughes, unmarried and Eliza Hughes, unmarried, as joint tenants with right of survivorship by Warranty Deed, from Hidden Trail Properties, LLC dated February 19, 2019, of record in Instrument No. 20190220-0015408.

This is improved property known as 109 Lorraine Ave Nashville, TN 37207.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. However, this conveyance is made without the benefit of a title search.

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

Karen Johnson Davidson County
Batch# 549824 DEEDQC
01/08/2021 10:17:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210108-0003865

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7 day of Jan, ~~2020~~. 2021 SK

Charles Bruce Hughes

Charles Bruce Hughes

Eliza Hughes

Eliza Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Charles Bruce Hughes and Eliza Hughes, the 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 at office, this 7 day of January, ~~2020~~ 2021 SK.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021