Karen Johnson Davidson County
Batch# 554856 DEEDQC
01/15/2021 09:00:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210115-0006917

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
John M. Hudson, Jr. and Wendy L. Hudson
Co-Trustees, Hudson Family Revocable Living Trust
104 Park Glen Road
Nashville, TN 37204

Send Tax Bills To:
New Owners

Map and Parcel No.
131080D10400CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **John Marion Hudson, Jr. and Wendy Lillian Hudson, husband and wife** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **John M. Hudson, Jr. and Wendy L. Hudson, Co-Trustees, Hudson Family Revocable Living Trust Agreement dated January 6, 2021** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 104 of Park Glen Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, Page 188 and as Exhibit "C" and Exhibit "D" to the Master Deed of record in Book 6578, Page 379, said Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to **John Marion Hudson, Jr. and Wendy Lillian Hudson, husband and wife**, by Warranty Deed dated August 24, 2018, from **James R. Griggs**, recorded in Instrument No. 20180828-0085351, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as: **104 Park Glen, Nashville, TN 37204.**

John Marion Hudson, Jr. and **John M. Hudson, Jr.** are one and the same person.

Wendy Lillian Hudson and **Wendy L. Hudson** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 6th day of January 2021.

John Marion Hudson, Jr.

Wendy Lillian Hudson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **John Marion Hudson, Jr.**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January 2021.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Wendy Lillian Hudson**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January 2021.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 6th day of January 2021.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY