Karen Johnson Davidson County
Batch# 560514 DEEDQC
01/25/2021 03:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210125-0010888

Name and Address of New Owner:
Send Tax Bills To:
William A. Hughes and Glenda Hughes
4868 Indian Summer Drive
Nashville, TN 37207

Instrument Prepared By:

Tennessee Title Services
547 N. Mt. Juliet Rd., Ste 100
Mt. Juliet, TN 37122

Map & Parcel No: 032-09-0-072.00

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, **William A. Hughes** "the Grantor," convey and quitclaim unto **William Hughes, and Glenda Hughes, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Quail Ridge, Section Two of record in Plat Book 6200, Page 467, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to William A. Hughes, unmarried by Warranty Deed from Felicia G. Hogg, unmarried of record in Book 11709, page 557, Register's Office for Davidson County, Tennessee, dated October 15, 1999 and recorded on October 20, 1999.

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.

202101250010888

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of January, 2021.

William A. Hughes (SEAL)
William A. Hughes

STATE OF TENNESSEE)
)
COUNTY OF ~~WILSON~~ Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **William A Hughes**, 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 January, 2021.

Notary Public
My commission expires: 2/28/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~WILSON~~ Davidson)

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 $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Glenda Hughes
(Affiant)

Sworn to and subscribed before me this 15th day of January, 2021.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My commission expires: 2/28/2023

202101250010888

True Copy Certificate of Authenticity

I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or 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 Tennessee

County of Wilson

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



Notary's Signature

My Commission Expires: 12/15/2021