Karen Johnson Davidson County
Batch# 645615 DEEDQC
05/28/2021 10:57:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210528-0072342

This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Frank A. Coulter Jr. 116 Saratoga Blvd. Hendersonville, TN 37075	SAME	52 8 152.00

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **W. Gene Hughes, Married** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Frank A. Coulter, Jr., Married,** (the "Grantee"), his successors and assigns, all of his rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Being Lot No. 49 on the Plan of Meadow Bend Subdivision, Section Three, of record in Plat Book 6250, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to **W. Gene Hughes and Frank A. Coulter, Jr.** by Quitclaim Deed from **W. Gene Hughes and Frank A. Coulter, Jr., sole partners in C & H Construction Company** of record in Book 9998 Page 34, Register's Office for **Davidson** County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 1144-1146 Sioux Terrace, Madison, Tennessee 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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 my hand on this 26th day of May, 2021.

W. Gene Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **W. Gene Hughes** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 26th day of May, 2021.

Notary Public

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me on this 26th day of May, 2021.

NOTARY PUBLIC

My Commission Expires:

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024