Karen Johnson Davidson County
Batch# 645616 DEEDQC
05/28/2021 10:59:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210528-0072343

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.: |
|---|---|---|
| W. Gene Hughes<br>142 Ashland Point<br>Hendersonville, TN 37075 | SAME | 52 8 153.00 |

***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, **Frank A. Coulter, Jr., Married** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **W. Gene Hughes, 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. 50 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 **Frank A. Coulter, Jr. and W. Gene Hughes** by Quitclaim Deed from **Frank A. Coulter, Jr. and W. Gene Hughes, sole partners in C & H Construction Company** of record in Book 9998 Page 32, 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: 1140-1142 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.

Frank A. Coulter, Jr.

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 **Frank A. Coulter, Jr.** 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