Karen Johnson Davidson County
Batch# 656642 DEEDQC
06/15/2021 08:18:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210615-0080129

ADMINISTRATOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL Nos.
Rhonda Hudson Darryl Hudson 111 Five Oaks Drive Nashville, TN 37217	Rhonda Hudson Darryl Hudson 111 Five Oaks Drive Nashville, TN 37217	107-5-A 111.00 CO 2DA 64992

This Instrument Prepared By:

Radford H. Dimmick
Attorney at Law
Post Office Box 198588
Nashville, Tennessee 37219
(615) 263-1278

Ernestine Hudson died intestate on April 21, 2021. On June 2, 2021, the Probate Court of Davidson County, Tennessee appointed Rhonda Hudson as Administrator of the Estate of Ernestine Hudson at Docket Number 21P973.

Rhonda Hudson, as Administrator, by signing this Deed, releases any right the Estate of Ernestine Hudson has to recover this property in the event of the subsequent insolvency of the Estate. The Administrator quitclaims to **Rhonda Hudson and Darryl Hudson, as tenants in common**, in fee simple absolute, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot 111 on the plan of Five Oaks, a Planned Unit Development, of record in Book 5200, page 355, Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Frank D. Ash and wife, Cynthia J. Ireland by deed from Betty B. Trainer and husband, Steve Trainer of record in Book 6862, page 924, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to James A. Hudson and wife, Ernestine Hudson, by deed from Frank D. Ash and wife, Cynthia J. Ireland of record in Book 7976, page 355, Register's Office, Davidson County, Tennessee.
>
> James A. Hudson having predeceased his wife, Ernestine Hudson on June 2, 2002, leaving Ernestine Hudson the sole owner of said real property as the remaining tenant by the entireties.

Subject to restrictions of record in Book 5781, page 563, Book 5784, page 521, Book 5784, page 563, and Book 5957, page 930, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

This is improved real property known as 111 Five Oaks Drive, Nashville, Tennessee 37217.

WITNESS my hand this 7th day of June, 2021.

Rhonda Hudson as Administrator
Estate of Ernestine Hudson

STATE OF Tennessee]
COUNTY OF Wilson]

Personally appeared before me, Kristi Lane, a Notary Public in and for said County and State, the within named Rhonda Hudson as Administrator, Estate of Ernestine Hudson, **(Grantor)**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: July 30, 2022

KRISTI LANE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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STATE OF Tennessee]
COUNTY OF Wilson]

The actual consideration or value, whichever is greater for this transfer is $1.00.

Subscribed and sworn to before me this 7th day of June, 2021.

Rhonda Hudson as Administrator
Estate of Ernestine Hudson

KRISTI LANE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: July 30, 2022