Karen Johnson Davidson County
Batch# 659726 DEEDQC
06/18/2021 11:31:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210618-0082551

This Instrument Prepared by Ashley Waters, Attorney at La
116 Locust Avenue, Suite A, Cookeville, Tennessee 3850

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
David Lee Huggins	*David Lee Huggins*	*Map 726*
2938 Bender's Ferry Road	*2938 Bender's Ferry Road*	*Parcel 14*
Mt. Juliet, TN 37214	*Mt. Juliet, TN 37214*	

This instrument made and entered into on this the 8th day of June, 2021, by and between ***Ronald Earl Huggins***, First Party; and ***David Lee Huggins and Diana Lynn Huggins, husband and wife***, Second Party:

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, their successors and assigns, all his right, title, and interest in and to the hereinafter described real property located in Davidson County, Tennessee, and more particularly described as follows, ***and being a one-half (1/2) undivided interest as tenants in common***:

Being a certain tract of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 45 on the Map of Maynor Place, recorded in Book 843, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 60 feet on the north side of Maynor Avenue and runs back between parallel lines 160 feet to a dead line.

This conveyance is subject to any and all recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property, known as 1017 Maynor Ave., Nashville, TN 37216

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Quitclaim Deed from Thomas Dale Huggins to Ronald Earl Huggins and David Lee Huggins, of record in Instrument Number 20041217-0150252, Register's Office of Davidson County, Tennessee.

This property is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

IN TESTIMONY WHEREOF, the First Party has hereunto set his signature, this day and date first above written.

Ronald Earl Huggins

Ronald Earl Huggins

State of: TENNESSEE
County of: DAVIDSON

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, **Ronald Earl Huggins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 8 day of Jan 2021, 2021.

NOAH CAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11/6/2024

State of: TENNESSEE
County of: DAVIDSON

The actual consideration for this transfer is $0.00

Affiant: Ronald Earl Huggins

Subscribed and sworn to before me, on the 8 day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 1/26/2024