Karen Johnson Davidson County
Batch# 769496 DEEDQC
12/07/2021 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211207-0162375

QUITCLAIM DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

T-VRES-21-1112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF December, 2021.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sharon Hughes and Paris Hughes	**New Owner**	
(NAME) **1112 Jacksons Valley Road**	(NAME)	**086-07-0-129.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT C. HUGHES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Sharon Hughes, married and as her sole and separate property as to a 97% ownership interest, and Paris Hughes, single, as to a 3% ownership interest** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 279, on the Plan of Jacksons Retreat, Section 5-A, of record in Plat Book 6250, Page 309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sharon Hughes, married and as her sole and separate property as to a 97% ownership interest, and Paris Hughes, single, as to a 3% ownership interest by Warranty deed from Vicky Hinesly Carvalho f/k/a Vicky L. Hinesley a/k/a Vicky L. (Lynn) Hinesley, of record in Instrument No. 20211203-0160643 Register's Office for Davidson County, Tennessee.

NOTE: ROBERT C. HUGHES JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1112 Jacksons Valley Road, Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 30 day of November, 2021.

Robert C. Hughes

STATE OF Ca
COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT C. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 of NOV, 2021.

Notary Public
My Commission Expires: 6-21-22
(SEAL)

ANNA OLVERA
Notary Public - California
Riverside County
Commission # 2247125
My Comm. Expires Jun 21, 2022

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Brian Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 30, 2021 (date of document).

Brian Mitchell

Affiant Signature

Date 12/01/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2021.

Dawn Martin

Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

