Karen Johnson Davidson County
Batch# 779095 DEEDQC
12/23/2021 08:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211223-0169586

Name and Address of New Owner:
Lara C Hughes, Patricia J Hughes, and
Paul D Hughes
1610 Boscobel Street
Nashville, TN 37206

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1136 2nd Ave North
Nashville, Tennessee 37208

Send Tax Statements To:
SAME AS ABOVE

Map & Parcel(s):
083-14-0-289

PREPARED WITH INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ren P Casey,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does convey and quitclaim unto **Lara C Hughes, an unmarried woman, and Paul D Hughes and Patricia J Hughes, husband and wife, all as tenants in common with rights of survivorship,** hereinafter called the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, TN, being Lot No. 1 on the plan of the Resubdivision of Lots 345 and 348, Plat of The Edgefield Land Co's Second or Spring Subdivision, of record in Instrument Number 20000929-0096525, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lara C Hughes, an unmarried woman, Ren P Casey, an unmarried man, and Paul D Hughes and Patricia J Hughes, husband and wife, by Warranty Deed of record in Instrument 20150617-0057458 of the Register's Office of Davidson County, Tennessee.

This is property known as: 1610 Boscobel Street, Nashville, TN 37206

GRANTOR covenants that he is lawfully seized and possessed of said land, has a good right to convey it and the same is unencumbered, unless otherwise herein set out. Wherever 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 this 9th day of December, 2021.

Ren P Casey

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9 day of December, 2021, before me personally appeared Ren P Casey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of December, 2021.

Notary Signature
My commission expires: 11.6.24

SAPRINA KENYOTTA MILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sown to before me, this the 9 day of December, 2021.

Notary Public
My Commission Expires: 11.6.24

SAPRINA KENYOTTA MILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Parker, 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 12/9/21.

Date

Affiant Signature

12/20/21
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20 day of December, 2021.

Notary's Signature

My Commission Expires: 9/21/25
Date

Notary's Seal (if on paper)

