THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 798782 DEEDQC
02/02/2022 09:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220202-0012107

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Green Dev 2009, LLC 4803 Gallatin Pike Nashville, TN 37216	New Owner 4803 Gallatin Pk Nashville, TN 37216	058-16-0-001.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Margaret B. Hughes, a single woman,** by these presents does hereby quitclaim and convey unto **Green Dev 2009, LLC, a Tennessee limited liability company**, its successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Northerly part of Tract No. 21 of Block "DD" on the Revised Map of Fairview Subdivision in the 13th Civil District of said County, as of record in Book 1130, page 54, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, August 22, 1950, as follows:

Beginning on the Northwesterly margin of Cedar Circle at the corner of Lots Nos. 20 and 21; thence with the line between said two lots, North 26 degrees 52minutes West 407 feet to a fence post; thence North 51 degrees 42minutes East 401 feet to a fence post; thence South 27degrees East 407 feet to an iron pin in the Northerly margin of a proposed road; thence with said road, South 51degrees 42minutes West 380.3 feet to an iron pin in the Northwesterly margin of Cedar Circle; thence with said Circle, South 51 degrees 42minutes West 20.2 feet to the beginning.

Being the same property conveyed to John L. Hughes and wife, Margaret B. Hughes by Warranty deed from Grant Vaughn and wife, Jean Vaughn of record in Book 4705, page 675, Register's Office for Davidson County, Tennessee, dated April 26, 1973 and recorded on April 26, 1973.

Final Decree Confirming Sale recorded on November 01, 1996 and recorded in Book 10246, Page 118; Decree for Redemption of record in Instrument Number 200007260073766, in the Register's Office for Davidson County, Tennessee.

The said John L. Hughes having since deceased on November 28, 2018, leaving Margaret B. Hughes as the surviving tenant by entirety.

Being the same property conveyed by Warranty Deed from Margaret B. Hughes, a single woman, to Green Dev 2009, LLC, a Tennessee limited liability company, of record in Instrument No. 202202020012106 said Register's Office.

Being also known as 0 Cedar Circle, Nashville, Tennessee 37218.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 21st day of January 2022.

Margaret B. Hughes
Margaret B. Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Margaret B. Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of January 2022.

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 21 day of January 2022.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11-08-2022
(Affix Seal) Commexp

Notary Public

Certificate of Authenticity

I, Holly A Mason, 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 January ____, 2022.

Affiant Signature

1/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of January, 2022.

Notary's Signature Jacqueline G Brown (Notary Seal)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

My Commission Expires: 3-8-22