Karen Johnson Davidson County
Batch# 807808 DEEDQC
02/17/2022 12:33:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220217-0018569

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 008.00
PARCEL: 085.00

NEW OWNER'S ADDRESS:
Mickey Lee & Margaret Rose Hudgins
3519 Baxter Rd.
Joelton, TN 37080

SEND TAX BILLS TO:
Mickey Lee & Margaret Rose Hudgins
3519 Baxter Rd.
Joelton, TN 37080

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Mickey Lee Hudgins, Grantor, by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Being a certain parcel of land situated in the 1st Council District of Davidson County, Tennessee, and being generally bounded on the North by Baxter Road, on the East by Goostree (DB. 20090610-0054023, R.O.D.C.), on the South by Byfaith Farm, LLC (DB. 20110708-0052480, R.O.D.C.), and on the West by Spain (DB. 1285, P. 2, R.O.D.C.), and being more fully described as follows;

Beginning at an iron pin (the POINT OF BEGINNING) located along the south right-of-way of Baxter Road, the same being the northeast corner of the Spain property, and the same iron pin also being the northwest corner of the parcel herein described; Thence with the southern right-of-way of Baxter Road the following calls; With a curve to the left having an arc length of 167.56 feet, a radius of 679.63 feet, and a chord bearing and distance of N84°30'32"E, 167.14 feet; N77°26' 44"E, a distance of 251.85 feet to an iron pin located along the southern right-of-way of Baxter Road at the northwest corner of the Goostree property, the same being the northeast corner of the parcel herein described; Thence, leaving the right-of-way of Baxter Road, and continuing with the west line of Goostree, S06°46'04"E, a distance of 645.90 feet to an iron pin located in the north line of the Byfaith Farm, LLC property, the same being the southwest corner of the Goostree property and also the southeast corner of the property herein described; Thence, with the north line of Byfaith Farm, LLC, N80°42'58"W, a distance of 546.54 feet to an iron pin located in the east line of the Spain property, the same being the northwest corner of the Byfaith Farm, LLC, property and also the southwest corner of the parcel herein described; Thence, with the east line of Spain, N06°02'28"E, a distance of 485.19 feet, to the POINT OF BEGINNING. The parcel herein described contains 264,095 square feet or 6.06 acres more or less. This description was prepared from a survey conducted by K&A Land Surveying, Inc. dated January 16, 2015.

Being the same property conveyed to Warranty Deed dated10/30/2013 from Shellee Catignani of record in Instrument No. 20131101-0113377, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as: 3519 Baxter Rd., Joelton, TN 37080.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Mickey Lee Hudgins and Margaret Rose Hudgins, husband and wife, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 7th day of February, 2022.

Mickey Lee Hudgins

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Mickey Lee Hudgins, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 7th day of February, 2022.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 7th day of February, 2022.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 7th day of February, 2022.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023