QUITCLAIM DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

T-MH-22-1225

THIS INSTRUMENT WAS PREPARED BY (and return to)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melanie Hall Hughen	—	—
(NAME)	(NAME)	
1225 Wexford Downs Lane	new owner	**172 14 0A 076.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	—	—
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandon Clay Hughen Benedict, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents do/does transfer and convey unto **Melanie Hall Hughen, unmarried,** hereinafter called the Grantee, her 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. 23 on the Plan of Section Two, Wexford Downs, R20 Residential Planned Unit Development of record in Plat Book 9700, Page 593 and 594, 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 Brandon Clay Hughen Benedict, unmarried, and Melanie Hall Hughen, unmarried, as tenants in Common by Quitclaim deed from Margaret H. Rather and husband, Garnett T. Rather of record in Instrument No. 20160602-0055513 Register's Office for Davidson County, Tennessee, dated May 25, 2016 and recorded on June 02, 2016.

This Instrument was prepared with information supplied by the Grantee. 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: **1225 Wexford Downs Lane**.

Karen Johnson Davidson County
Batch# 818083 **DEEDQC**
03/09/2022 10:48:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220309-0026917

Notary is for attached page conveying property at 1225 Wexford Downs Lane 37211 from Brandon Clay Benedict to Melodie Hughes

Witness my/our hand(s) this the 5th day of March, 2022.

Brandon Clay Hughen Benedict

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brandon Clay Hughen Benedict**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of MARCH, 2022.

Notary Public
My Commission Expires: January 11, 2024

KATICA ZECEVIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY