QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 885076 DEEDQC
07/06/2022 01:41:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220706-0077960

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF ~~June~~ July, 2022.

Notary Public

Date of Expiration:

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE
400 Overbeck Lane, STE 101, Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Madding Hudson and Brooks Hudson	**Same**	**117-4-349.00**
(NAME)	(NAME)	
2944 Primrose Circle		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(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,

Madding Hudson f/k/a Madding Mcfadden, a married person ("Grantor")

has bargained and sold, and by these presents do/does transfer and convey unto

Madding Hudson and spouse, Brooks Hudson ("Grantee")

their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being part of Lot. No. 4, Block B, Belmont Terrace, Annex No. 4, as shown on plat of record in Book 974, Page 97, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 4 fronts 65 feet on the southerly margin of Primrose Circle and extends back 77.9 feet on the northwesterly line and 80.0 feet on the southeasterly line to a dead line in the rear, measuring 65 feet thereon, and as described according to a survey by John Kohl and Company, PC, TNRLS No. 100, dated November 24,1986.

BEING THE SAME property conveyed to Madding McFadden by warranty deed of record in Instrument Number 20181120-0114056, Register's Office for Davidson County, Tennessee. Madding Mcfadden, having since been married to the herein named Grantee, Brooks Hudson, is now known as Madding Hudson. Grantee conveys this interest as herein described for the purpose of vesting the real estate in herself and her spouse.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's successors and/or assigns forever, with all appurtenances thereunto belonging.

This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.

This ☒ Improved ☐ Unimproved property known as: **2944 Primrose Circle, Nashville, TN, 37212**

Witness our hands this the 1st day of ~~June~~ July 2022.

Madding Hudson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MADDING HUDSON**, the within named 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 and official seal, this the 1st day of ~~June~~ July, 2022.

Notary Public
My Commission Expires:

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023