Name and Address of New Owner:
Derek Hughes and Taylor Bastian
1005 Windsor Brook Place,
Antioch, TN 37013

Send Tax Bills To:
Derek Hughes and Taylor Bastian
Same as Owner

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 151-10-0A-136-00

Karen Johnson Davidson County
Batch# 924614 DEEDQC
10/03/2022 11:26:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221003-0108725

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Derek Hughes, Robin Elaine Raulston and Troy Ray Raulston, as joint tenants with right of survivorship,** "the Grantor," convey and quitclaim unto **Derek Hughes and Taylor Bastian, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Phase 2 Village of Long Hunter of record in Plat at Instrument No. 20020515-0059732, 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 Derek Hughes, Robin Elaine Raulston and Troy Ray Raulston, as joint tenants with right of survivorship by Warranty Deed from Detrich D. Futch and wife, Alberta A. Futch of record as Instrument No. 20201209-0143444 in the Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 9, 2020.

For Information Only:
Being Parcel 151-10-0A-136-00
Being also known as 1005 Windsor Brook Place, Antioch, TN 37013

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 29 day of September, 2022.

Derek Hughes (SEAL)
Derek Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of September, 2022, before me personally appeared Derek Hughes, 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 29 day of September, 2022.

Notary Signature
My commission expires: 1/11/2026

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30th day of September, 2022.

Robin Raulston (SEAL)
Robin Elaine Raulston

_____ (SEAL)
Troy Ray Raulston

STATE OF Missouri
COUNTY OF Jasper

On this 30th day of September, 2022, before me personally appeared Robin Elaine Raulston, 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 30th day of September, 2022.

Jeffrey Carl Schilling
Notary Signature
My commission expires: 10/23/2023

Jeffrey Carl Schilling
Notary Public Notary Seal
State of Missouri
Jasper County
My Commission Expires 10/23/2023
Commission # 19640474

STATE OF _____
COUNTY OF _____

On this _____ day of _____, before me personally appeared Troy Ray Raulston, 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 _____ day of _____ 2022.

_____
Notary Signature
My commission expires:

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30th day of September, 2022.

_____(SEAL)
Robin Elaine Raulston

Troy Ray Raulston (SEAL)
Troy Ray Raulston

STATE OF ~~Ala.~~
COUNTY OF _____

On this _____ day of _____, 2022, before me personally appeared Robin Elaine Raulston, 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 _____ day of_____, 2022.

_____
Notary Signature
My commission expires:

STATE OF Alabama
COUNTY OF Colbert

On this 30th day of September, before me personally appeared Troy Ray Raulston, 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 30th day of September 2022.

Angela Reeder
Notary Signature
My commission expires: 08/30/2025

ANGELA REEDER
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires 08/30/2025

## AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 day of October, 2022.

Notary Signature
My commission expires: 1-6-2025

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



202210030108725

**Tennessee Certification of Elctronic Document**

I, Christina Gilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 9/30/2022 (date of document).

Affiant Signature

10-3-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of October 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026