NEW OWNER:
GUS TIMBERS
6234 Herschel Hudson Rd
Lascassas, TN 37085

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: bjt

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch# 924686 DEEDQC
10/03/2022 12:32:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221003-0108834

Map & Parcel No.: 0860200400

QUITCLAIM DEED

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, I, **WAYNE HUDSPATH,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **GUS TIMBERS,** his successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 133 on the Plan of Dodson Heights, as shown on plat of the same of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 133 fronts 95 feet on the southwesterly side of Baltic Drive, and extends back 115 feet on the northwesterly line and 128.3 feet on the southeasterly line to a dead line in the rear on which it measures 32.2 feet.

Being the same property conveyed to WAYNE HUDSPATH and GUS TIMBERS, by Warranty Deed from Peggy J. Cox n/k/a Peggy June Hentz, dated January 15, 2021, and of record in Instrument No. 20210126-0011188, Register's Office for Davidson County, Tennessee.

This is **IMPROVED** property known as: **6018 BALTIC DRIVE, HERMITAGE, TN 37076**.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 27 day of September, 2022.

WAYNE HUDSPATH

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WAYNE HUDSPATH**, 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 at office this 27 day of September, 2022.

JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

NOTARY PUBLIC

My commission expires:

****

I hereby swear or affirm that the actual consideration given for this transfer is **$ - 0 -**.

AFFIANT

Sworn to and subscribed to before me this the 27 day of September, 2022.

NOTARY PUBLIC

My commission expires:

JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025