Karen Johnson Davidson County
Batch# 947253 DEEDQC
12/05/2022 10:10:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221205-0126594

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 29 DAY OF November, 20 22.

(Affix Seal)

TERESA R LUNDINE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 06/24/2025

THIS INSTRUMENT WAS PREPARED BY:
George Gilliam, Attorney at Law, The Gilliam Law Firm, PC
800 S. Gay Street, Suite 700, Knoxville, TN 37929

Address of New Owners:	Send Tax Bills To:	Tax ID#:
THE CHARLES R. HUDSON REVOCABLE LIVING TRUST	SAME	128-09-0-048.00 090-16-0-007.00
7412 Hallows Drive		
Nashville, TN 37221		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES RICE HUDSON, a widower,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **CHARLES R. HUDSON, Trustee of THE CHARLES R. HUDSON REVOCABLE LIVING TRUST,** a Trust created on 29 TH day of November, 2022, hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in DAVIDSON County, State of Tennessee, described as follows, to wit:

See Attached "EXHIBIT A"

The revocable trust described above provides that Grantor has right to use and occupy real or personal property owned by such trust as Grantor's principal residence rent free, without charge, and at no cost (other than the payment of taxes and other costs and expenses specified in the revocable trust or ordered by a court) for life or until such trust is revoked or terminated, whichever occurs first. Grantor intends to qualify the Subject Property as Grantor's residential homestead for the homestead exemption codified in TCA 26-2-301.

This is ( ) unimproved property:

(X) improved properties known as: 7412 Hallows Drive, Nashville, TN 37221

496 Annex Avenue, Nashville, TN 37209

Witness my hand this 29th day of NOV, 2022

CHARLES RICE HUDSON

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **CHARLES RICE HUDSON** the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 29 day of November, 2022.

Notary Public

My Commission Expires: 06/24/2025

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

Land in Davidson County, Tennessee being Lot No. 354 on the Map of Charlotte Park Subdivision, Section 5, as of record in Book 2663, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 354 fronts 78.0 feet on the southeasterly side of Annex Avenue and extends back 120.4 feet on the northeasterly line and 141.5 feet on the southwesterly line to a broken line in the rear on which it measures 85.7 feet.

TRACT 2

BEING A PORTION OF THE SAME PROPERTY DESCRIBED IN PLAT OF THE DUNAWAY WOODS (SECTIONS ONE) REVISION ONE TO LOTS 24 AND 26 AS FOUND IN INSTRUMENT NO. 20080220-0016766 AS RECORDED IN THE RESGISTERS OFFICE OF DAVIDSON COUNTY, TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 0.15 ACRE PARCEL OF LAND FORMERLY BEING A PORTION OF LOT 24 AS DESCRIBED IN IN THE PLAT OF THE DUNAWAY WOODS (SECTIONS ONE) REVISION ONE TO LOTS 24 AND 26 AS FOUND IN INSTRUMENT NO. 20080220-0016766 AND NOW BEING A PORTION OF LOT 26.

TRACT 3

Being Lot No. 26 on the Plan of Section One, Dunaway Woods, of record in Plat Book 5200, Page 132, Register's Office for Davidson County, Tennessee to which plan refence is hereby made for a more complete legal description.

Being the same properties conveyed to the Grantor and his wife, now deceased, via Warranty Deed of record in Instrument 20210812-0108858, Register's Office for Davidson County, Tennessee.