Karen Johnson Davidson County
Batch# 953553 DEEDQC
12/20/2022 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221220-0131550

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 14th day of December, 2022. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills To:	Map-Parcel numbers:
Larry Dale Hughes and/or Rick Allen Hughes, Trustees 113 Blue Hills Court Nashville, Tennessee 37214	SAME	084 15 0 086.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Kathy C. Hughes**, hereby remises, releases and quitclaims all of her right, title and interest in the tract or parcel of land described on Exhibit A attached hereto to **Larry Dale Hughes and/or Rick Allen Hughes, Trustees of the Hughes Family Trust dated December 14, 2022**, and to their successors in trust,

with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14th day of December, 2022.

Kathy C. Hughes

Kathy C. Hughes

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 Kathy C. Hughes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 14th day of December, 2022.

JEFFREY MOBLEY NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

_____
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Castlewood Subdivision, as of record in Plat Book 2331, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kathy C. Hughes by deed from Scott A. Baker and Julie Baker, husband and wife, of record as Instrument No. 20191223-0132308, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the current year, a lien, but not yet due and payable. Map and Parcel No. 084 15 0 086 00.
2. Restrictive Covenants contained in an instrument of record in Book 2450, page 469, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 72, Register's Office for Davidson County, Tennessee.

This is improved property known as 113 Blue Hills Court, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic 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 December 14, 2022.

12/14/22
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of December, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

