Karen Johnson Davidson County
Batch# 955933 DEEDQC
12/29/2022 07:58:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221229-0133345

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF December 2022.

Notary Public

MY COMMISSION EXPIRES: 11/07/2026
(AFFIX SEAL)

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026

BS-CR-22-112

THIS INSTRUMENT WAS PREPARED BY

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kathleen Hussey** | | |
| (NAME) | (NAME) | |
| **112 Shepherd Hills Dr.,** | **Same** | **034.02.0.056.000** |
| (ADDRESS) | (ADDRESS) | |
| **Madison, Tennessee 37115** | | |
| (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, **Alexandra Cherelle Hubert, Samuel Richard Barnes, Cameron Dozier Hussey, and Retha Thersa Virginia Henderson,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **Kathleen T. Hussey** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 9 on the Plan of Shepherd Hills, Section No. 1, as shown on Plat of record in Plat Book 2331, Page 46, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made. Said Lot 9 fronts 117 feets on the Southwesterly side of Shepherd Hills Drive and runs back 344 feet on the Northwesterly line and 343.4 feet on the Southeasterly line to a dead line, measuring 117 feet thereon

Being the same property conveyed to Damon V. Hussey and wife, Kathleen T. Hussey by Warranty Deed from Jack Hendrixson and wife, Cindy Hendrixson of record in Book 7487, Page 995, Register's Office for Davidson County, Tennessee, dated February 23, 1988 and recorded on March 09, 1988.

Being the same property conveyed to Damon V. Hussey by Quitclaim Deed from Martha A. Hussey of record in Instrument No. 20070726-0088609 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on July 26, 2007.

The said Damon V. Hussey having since died intestate on December 8, 2010. His heirs-at-law are Kathleen T. Hussey, Alexandra Cherelle Hubert, Samuel Richard Barnes, Cameron Dozier Hussey, Retha Theresa Virginia Henderson, as evidenced by Affidavit's of Heirship of Record in Instrument Numbers 202212290133343, and 202212290133344 Record in the Register's Office for Davidson County, Tennessee.

The said Alexandra Cherelle Hubert, Samuel Richard Barnes, Cameron Dozier Hussey, and Retha Theresa Virginia Henderson join in this conveyance in order to convey any interest they may have recieved in the subject property through intestate sucesson by virtue of being the Heirs-At-Law of Damon V. Hussey.

This instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as: **112 Shepherd Hills Dr., Madison, Tennessee 37115**.

Witness my/our hand(s) this the 17th day of Sept., 2022.

Alexandra Cherelle Hubert

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alexandra Cherelle Hubert**, the within named bargainor, with whom I am personally acquanted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he exectued the within instrumnet for the purposes therein contained.

Witness my hand and official seal, this the 17th day of Sept., 2022.

Notary Public
My Commission Expires: 12/22/2025

RIANE GILROY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Samuel Richard Barnes

STATE OF TN
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Samuel Richard Barnes**, the within named bargainor, with whom I am personally acquanted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he exectued the within instrumnet for the purposes therein contained.

Witness my hand and official seal, this the 26 day of September, 2022.

Notary Public
My Commission Expires:
5-15-24

LISA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES 5-15-2024

**Cameron Dozier Hussey**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cameron Dozier Hussey**, the within named bargainor, with whom I am personally acquanted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he exectued the within instrumnet for the purposes therein contained.

Witness my hand and official seal, this the 25 day of September, 2022.

Notary Public
My Commission Expires: 03/06/2024

BARBARA HEFLIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**Retha Thersa Virginia Henderson**

STATE OF Colorado
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Retha Thersa Virginia Henderson**, the within named bargainor, with whom I am personally acquanted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he exectued the within instrumnet for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2022.

Notary Public
My Commission Expires: 01/28/2026

DANIELLE LAFERRIERE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224004035
MY COMMISSION EXPIRES 01/28/2026

**RETURN TO:**

Rudy Title and Escrow LLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 09/16/2022, 09/17/2022, 09/25/2022, 09/26/2022 (date of document).

Affiant Signature

Date 12/16/2022

State of New York

County of Clinton

Sworn to and subscribed before me this 16 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/07/2026

