Karen Johnson Davidson County
Batch# 1010374 DEEDQC
06/02/2023 08:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230602-0041630

Name and Address of New Owner:
Kay Hudgins and William Hudgins
1516 Marwood Lane
Nashville, TN 37210

Record & Return to and
This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky #3A-9
Murfreesboro, TN 37129

Send Tax Statements To:
New Owner

From Information Furnished By
The Parties

Map & Parcel: 09416002900
Account No.

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **KAY HUDGINS**, has this day bargained and sold and hereby conveys and quitclaims unto **KAY HUDGINS, AN UNMARRIED WOMAN, AND WILLIAM HUDGINS, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** their heirs and assigns, forever, all of their right, title and interest in and to that certain parcel of real estate located in the 3rd Civil District of Davidson County, State of Tennessee, and being described as follows, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 34, on the Plan of Spence Circle, Section Two, as shown by plat appearing of record in Book 1835, page 46, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to George Finn and wife, Sarah C. Finn, by Warranty Deed from William K. Edwards and Katie L. Edwards, dated May 24, 1960, appearing of record in Book 3073, page 46, of the Register's Office of Davidson County, Tennessee. The said George C. Finn having since died and leaving said property to his wife, Sarah C. Finn. The said Sarah C. Finn also having since died intestate and as per Affidavit of Heirship being simultaneously recorded herewith left said property to her only heir at law: Kay Hudgins.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 25 day of May, 2023.

Kay Hudgins
KAY HUDGINS

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~ Davidson)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Kay Hudgins the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this 25 day of May, 2023.

DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 03/03/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

AFFIANT

SWORN to and subscribed before me,
this 31 day of MAY, 2023.

NOTARY PUBLIC

My Commission Expires: 12-19-26

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 5.25.23 (date of document).

Affiant Signature

6.1.23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-26

NOTARY'S SEAL

