Karen Johnson Davidson County
Batch# 1018405 DEEDQC
06/23/2023 02:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230623-0048031

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Map-Parcel No.
Vann H. Hughes, Trustee 131 Stoners Glen Drive Hermitage, TN 37076	Same	094 00 0 031.00

Quitclaim Deed to Trustee

Grantor: Vann Hughes
Grantee: Vann H. Hughes, Trustee of the Vann H. Hughes Revocable Trust, dated June 23, 2023

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being comprised of not less than 3.57 improved acres of real property which is generally identified as 1400 Lebanon Road, Nashville, Tennessee, 1312 Lebanon Road, Nashville, Tennessee, and 1400-A Lebanon Road, Nashville, Tennessee; all of which property is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Nashville Truck Subdivision of record in Book 7900, Page 613, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with all rights under the twenty-five (25) foot perpetual easement for ingress, egress and utility installation/construction set forth in Removal of easement and Establishment of New Easement, of record in Book 9131, Page 23, Register's Office for Davidson County, Tennessee and as set forth on the above plan of record.

Being the same property conveyed to Cecelia Hughes and Vann Hughes, as joint tenants with right of survivorship from Cecelia Hughes and Vann Hughes, joint tenants by the entirety. Vann Hughes and wife, Cecelia Hughes were divorced on October 06, 2004, by Order of the Circuit Court of Davidson County, Tennessee, Civil Action No. 01D-1710. Under the terms of the Marital Dissolution Agreement, the aforedescribed real property was conveyed to Cecelia Hughes and Vann Hughes, as joint tenants with right of survivorship, of record in Instrument No. 20041006-0120800, in the Register's Office for Davidson County, Tennessee.

The effect of this conveyance is to vest an undivided simple interest of fifty percent (50%) in the Grantee, who holds this partial interest as a joint tenant with right of survivorship with Cecelia Hughes.

This is improved property, known as: 1312 Lebanon Pike, Nashville, TN 37210.

Vann Harvey Hughes, Vann H. Hughes and Vann Hughes are one and the same person.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Vann Hughes
Grantor

State of Tennessee
County of Sumner

On June 23, 2023, before me personally appeared Vann Hughes, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public

My commission expires: 1·28·26

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Vann H. Hughes, Trustee
Grantee

Sworn to and subscribed before me on June 23, 2023.

Notary Public

My commission expires: 1·28·26

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

* *

TRUE Copy Certification

I, Jennifer Wheeler, do hereby make oath that I am 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 June 23, 2023.

Signature

6·23·23

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 23, 2023.

Notary's Signature

My Commission Expires: 11-19-25

