This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1035214 DEEDQC
08/07/2023 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230807-0060941

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 3rd day of August, 2023.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laura Elizabeth Schneider, et al. 1006 Maplewood Place Nashville, TN 37216	Flagstar P.O. Box 660263 Dallas, TX 75266-0263	06107023400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Laura Elizabeth Schneider, an unmarried woman, and Jeffrey Allen Hudson, a married man** (herein "Grantor") do hereby quitclaim and convey unto **Laura Elizabeth Schneider, an unmarried woman, an undivided 1/3 interest, and Douglas Williams and Telisha Williams, husband and wife, an undivided 2/3 interest** ("Grantee"), their heirs and assigns, any and all of the Grantor's right, title, and interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of I.C. McMahan's Subdivision of Maplewood Lands of record in Plat Book 547, page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura Elizabeth Schneider, an unmarried woman, and Jeffrey Allen Hudson, a married man, by Warranty Deed from Amy Black and Ryan Black, wife and husband, dated November 5th, 2021 and recorded on November 15, 2021, of record in Instrument No. 20211115-0151542, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF JEFFREY ALLEN HUDSON AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

Being also known as **1006 Maplewood Place, Nashville Tennessee 37216.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2023.

GRANTOR:

Laura Elizabeth Schneider

Jeffrey Allen Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Laura Elizabeth Schneider** and **Jeffrey Allen Hudson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of August, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Notary Public
My Commission expires: 1-6-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/03/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/03/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 **day of** August **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM