Box 14
X-0562

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1077125 DEEDQC
12/01/2023 10:30:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20231201-0092815

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-.

Murray A Melvin
Affiant

Subscribed and sworn to before me, this the 27 day of November, 2023.

Notary Public

My commission expires: 12/14/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Murray A. Melvin	**"NEW OWNER"**	**148-05-0-192.00**
347 Leo Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Laura Lynn Hughes Maynard, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Murray A. Melvin, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Haywood Acres, Section I, of record in Plat Book 2900, Page 17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

The said one-third interest herein conveyed by the above named Grantor being part of the same property conveyed to Charles L. Hughes and wife, Evelyn Lee Hughes by Warranty Deed dated August 18, 1967, from Lewis Thomas Travis and wife, Minnie C. Travis, and daughter, Barbara Mai Clem of record in Book 4164, Page 119, said Register's Office for Davidson County, Tennessee. Charles L. Hughes and Evelyn Lee Hughes having since divorced on June 28, 1985, and pursuant to the Final Decree filed in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 85D-1088, said property vested in Charles L. Hughes and Evelyn Lee Hughes, as tenants in common.

Evelyn Lee Hughes aka Evelyn L. Hughes died on June 14, 1997, and was not married at

the time of her death. Although Evelyn L. Hughes had signed a Last Will and Testament dated June 12, 1997, which purports to leave her one-half undivided interest in said property to her three daughters, namely Carol Lee Hughes Caligdong, Mary Kathryn Hughes Swain nka Mary Kathryn Hughes Swain Melvin, and Laura Lynn Hughes Maynard, said Will was never filed for probate. Accordingly, it is treated as though Evelyn L. Hughes died intestate, in which case Evelyn's interest in the property vested in her heirs, which are her same three daughters as named above. See Affidavits of Heirship for Evelyn Lee Hughes of record in Instrument No. 20231201 0092813, in Instrument No. _____, and in Instrument No. 20231201 0092814, said Register's Office.

Charles L. Hughes died on November 6, 2002, leaving a Last Will and Testament which has been admitted to probate in the Probate Court Davidson County, Tennessee, Probate Division, Case No. 02P-2088. Pursuant to Charles L. Hughes' Will, a life estate was devised to his daughter, Mary K. Swain nka Mary Kathryn Hughes Swain Melvin, and the remainder interest as to his undivided one-half interest in said property was devised to his three daughters Carol L. Hughes Caligdong aka Carol Lee Hughes Caligdong, Mary K. Swain nka Mary Kathryn Hughes Swain Melvin and Laura L. Maynard aka Laura Lynn Hughes Maynard, as equal tenants in common.

This quitclaim deed is intended to convey the one-third interest in the property which has been inherited by Laura Lynn Hughes Maynard, partially from her father Charles L. Hughes and partially from her mother, Evelyn L. Hughes, as recited above, to the within named Grantee. The Grantee is the surviving spouse, and sole heir, of the late Mary K. Swain nka Mary Kathryn Hughes Swain Melvin, who died on May 26, 2022.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2900, Page 17, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) 2023 Davidson County Taxes are a lien now due and payable.

This is improved property, known as: 347 Leo Lane, Nashville, TN 37211.

Witness my/our hand(s) this 22 day of November 2023.

Laura Lynn Hughes Maynard

Laura Lynn Hughes Maynard

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Laura Lynn Hughes Maynard, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Portland **(City), Tennessee, this** 22 **day of November, 2023.**

Meganthines
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 6/24/25