This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1096726 DEEDQC
02/01/2024 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240201-0007121

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Lisa Ann Hughey, Trustee, et al 113 Prospect Hill Nashville, TN 37205	same	116 08 0E 113.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Lisa Ann Hughey (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Lisa Ann Hughey, Trustee, and her successors in trust, of the Lisa Ann Hughey Trust dated January 31, 2024 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee and any improvements thereon (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 113, SUGARTREE, PHASE III, as shown on plat of record in Plat Book 5050, pages 67-71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Lisa Ann Hughey by Warranty Deed dated October 29, 2012 from Mary Jane Arendale, of record in Instrument No. 20121031-0100183, in the Register's Office, Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.

This is improved property known as 113 Prospect Hill, Nashville, Davidson County, Tennessee, 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 31st day of January, 2024.

Lisa Ann Hughey, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Lisa Ann Hughey, Grantor, the within named 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 seal at office in Nashville, Tennessee, this 31 day of January, 2024.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi).

Affiant

Subscribed and sworn to before me this 31 day of January, 2024.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 Jan 31, 2024 (date of document).

Carla L Lovell
Carla L. Lovell

1/31/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31 day of January, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE