PREPARED BY: POLNIAK LAW FIRM, PLLC
ADDRESS: 211 DINEZSON PIKE, #210
NASHVILLE, TN 37214

EXECUTOR QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel:
Walter Eugene Hughes 131 Stoner's Glen Drive Hermitage, TN 37076	New Owner	Map: 75-4 Parcel: 57
This transaction is exempt from conveyance tax pursuant to T.C.A. § 67-4-409 (A)(3)(D)		

Know All Men By These Presents, that **Vann Harvey Hughes, Executor of the Estate of Mary Jo Vandyke Hughes ("Grantor")**, for and in consideration of Ten and No/100 Dollars ($10.00) and cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and administration of the Estate of Mary Jo Vandyke Hughes, the decedent's Last Will and Testament having been duly admitted to probate of record in Davidson County, Tennessee, being case number 23P2302 in the Probate Division of the Circuit Court for said county, does bargain and sell and hereby quitclaim, remise, release, and conveys unto **Walter Eugene Hughes, his heirs and assigns ("Grantee")** all of its right, title, and interest in his capacity as Executor, but not further or otherwise, in that certain tract of land in Davidson County, Tennessee, being more fully described as follows:

Lot 4546A & B Baton Rouge Dr, Hermitage, TN 37076
Being Lot No. 291 on the Plan of TULIP GROVE, Section Five, as of record in Plat Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mary Jo Hughes by Quitclaim Deed from Vann Harvey Hughes, of record Instrument Number 20030509-0062594, in the Register's Office for Davidson County, Tennessee on 5/9/2003.

This is improved property containing a duplex with street addresses of 4546A & B Baton Rouge Drive, Hermitage in Davidson County, Tennessee 37076. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and/or the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description.

Signatures and Notary Acknowledgement are on the following page.
The remainder of this page is left blank intentionally.

Karen Johnson Davidson County
Batch # 1110435 DEEDQC
03/12/2024 04:07:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240312-0017253

Grantor:

The Estate of Mary Jo Vandyke Hughes

By: _____
Name: Vann Harvey Hughes
Title: Executor

CHRISTIAN JOSEPH POLNIAK
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 4, 2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Vann Harvey Hughes, in his capacity as Executor of the Estate of Mary Jo Vandyke Hughes, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2024.

_____
Notary Public

My commission expires: 10/4/2027