Karen Johnson Davidson County
Batch # 1115924 DEEDQC
03/27/2024 11:49:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240327-0021311

Prepared by and Returnable to (after recordation):
Polniak Law Firm, PLLC
Christian J. Polniak
211 Donelson Pike, Suite 210
Nashville, TN 37214

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel:
Vann H. Hughes, Trustee of Vann H. Hughes Revocable Trust 131 Stoner's Glen Drive Hermitage, TN 37076	New Owner	Map: 075 Group: 08-0 Parcel: 91

Know All Men By These Presents, that **Walter Eugene Hughes ("Grantor")**, for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby quitclaim, remise, release, and conveys unto **Vann H. Hughes, Trustee of the Vann H. Hughes Revocable Trust ("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:

Being Lot No. 390 on the Plan of TULIP GROVE, Section 6, as of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot is improved property, containing a duplex with street addresses of 568 Augusta Dr and 661 Atlanta Dr, Hermitage, TN 37076

BEING the same property conveyed to **Walter Eugene Hughes** by Executor Quitclaim Deed from **Vann Harvey Hughes, Executor of the Estate of Mary Jo Vandyke Hughes**, of record Instrument Number 20240312-0017252, in the Register's Office for Davidson County, Tennessee on 3/12/2024.

This is improved property containing a duplex with street addresses of 568 Augusta Drive and 661 Atlanta Drive, Hermitage in Davidson County, Tennessee. 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.

Grantor:

By: Walter Eugene Hughes

Name: **Walter Eugene Hughes**



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Walter Eugene 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 19th day of March, 2024.

Notary Public

My commission expires: 10/4/2027