Karen Johnson
Batch # 1115924
03/27/2024 11:49:32 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240327-0021312

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: 75-4 Parcel: 57

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:

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 **Walter Eugene Hughes** by Executor Quitclaim Deed from **Vann Harvey Hughes, Executor of the Estate of Mary Jo Vandyke Hughes**, of record Instrument Number 20240312-0017253, in the Register's Office for Davidson County, Tennessee on 3/12/2024.

This is improved property containing a duplex with street addresses of 4546 A&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.

Grantor:

Walter Eugene Hughes

By: _____
Name: **Walter Eugene Hughes**

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 **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