Karen Johnson Davidson County
Batch# 1118125 DEEDQC
04/03/2024 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240403-0023241

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Apr., 2024.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

G-TG-24-3901

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S.
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Kells and Lucy Kells	**SAME AS NEW OWNER**	
(NAME) **3901 Brush Hill Road,**	(NAME)	**062-09-0-027.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDA MCCLEAREN AND JAMES HUBBARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DAVID KELLS AND LUCY KELLS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a V-shape part of Lot 8 lying between Brush Hill Road, abandoned, and New Brush Hill Road and also lying immediately North of Riverwood Drive, abandoned.

Being part of the same property conveyed to Brenda McClearan and James Hubbard by Quitclaim Deed from Brenda McClearan as Successor Trustee of the Robert Cole Revocable Living Trust Agreement dated February 22, 2011 of record in Instrument No. 20200608-0058301, Register's Office for Davidson County, Tennessee, dated May 14, 2020 and recorded on June 8, 2020.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is un**improved** property known as: **0 Brush Hill Road, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 2 day of April, 2024.

Brenda McClearen

James Hubbard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA MCCLEAREN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 of April, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES HUBBARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 of April, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S.
NASHVILLE, TN 37212

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do 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 this the 2nd day of April, 2024

Robert L. Scruggs, Affiant Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 2nd day of April, 2024

Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

My Commission Expires 9-8-2025