Karen Johnson
Batch # 1128936
04/30/2024 10:47:46 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240430-0031315

THIS INSTRUMENT PREPARED BY:
Rena N Hudgens
403 Cloverdale Dr
Danville, Kentucky 40422

ADDRESS OF NEW OWNER(S) AS FOLLOWS:
Mathew Joseph Lee and Rena N. Hudgens
229 Westchase Dr
Nashville, Tennessee 37205

SEND TAX BILLS TO:
New Owner(s)

QUITCLAIM DEED
(T.C.A. § 66-5-103(2))

Parcel Identification Number: 116-03-F-31co

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rena N. Hudgens, an unmarried woman, with an address of 403 Cloverdale Dr, Danville, Kentucky 40422, County of BOYLE (the "Grantor"), hereby quitclaims unto Mathew Joseph Lee, a married man, with an address of 5063 Ottawa Park Pl, Waldorf, Maryland 20602, County of CHARLES and Rena N. Hudgens, an unmarried woman, with an address of 403 Cloverdale Dr, Danville, Kentucky 40422, County of BOYLE, as joint tenants with right of survivorship (collectively, the "Grantees"), all of Grantor's right, title, interest, and claim in or to the real property located in Davidson County, Tennessee, described as follows (the "Property"):

LAND in Davidson County, Tennessee, being all of Lot No. 229 on the Plan of Phase II, Westchase Condominium Apartments, as shown by plat appearing of record in Book 6250, page 43, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

BEING the same property conveyed to Rena N. Hudgens, unmarried and David Wayne Hudgens, married, as joint tenants with right of survivorship by Deed dated November 8, 2002, from Melissa F. West Thompson and husband, Mark Thompson, of record in Instrument Number 20021112-0139633 and re-recorded in Instrument No. 20021203-0148636, Register's Office for Davidson County, Tennessee. The said Rena N. Hudgens, unmarried and David Wayne Hudgens, married conveyed said property to Rena N. Hudgens, her heirs and assigns by Quitclaim Deed recorded December 30, 2011 and Scrivener's Affidavit, of record in Instrument No. 20120802-0068565, said Register's Office. The said Rena N.

Hudgens conveyed the property to Rena N. Hudgens, unmarried and David Wayne Hudgens, married on December 29, 2017 of record in Instrument No. 20171229-0132229, said Register's Office. Subsequent to the passing of David Wayne Hudgens, an Affidavit of Survivorship dated April 28, 2024, duly executed by Rena N. Hudgens, was recorded to affirm her sole ownership of the aforementioned property pursuant to the rights of survivorship originally established in the joint tenancy.

By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Grantees with no express or implied warranty of title.

Signed by the Grantor, Rena N. Hudgens, on April 28, 2024.

Rena N. Hudgens

On this 28th day of April 2024, before me personally appeared Rena N. Hudgens, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal, at office in County of Fayette, Kentucky, this 28th day of April, 2024.

DAVID G. GAITHER
NOTARY PUBLIC
Kentucky, State At Large
Commission # KYNP27006
My Commission Expires 4/8/2025

[SEAL]

NOTARY PUBLIC
My Commission Expires: 4/8/2025

Affidavit of Consideration

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Fayette

I hereby swear that, to the best of my knowledge, information, and belief, the actual consideration for this transfer is $-0-.

Affiant Rena N. Hudgens

Sworn to and subscribed before me on April 28, 2024, by Rena N. Hudgens.

DAVID G. GAITHER
NOTARY PUBLIC
Kentucky, State At Large
Commission # KYNP27006
My Commission Expires 4/8/2025

Notary Public
My Commission Expires: 4/8/2025