Karen Johnson
Batch # 1130560
05/03/2024 08:21 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240503-0032475

This instrument prepared by:
Quincy Salam
Mount Juliet Legal, PLLC
1000 Pleasant Grove Place
Suite 200
Mount Juliet, TN 37122
615-288-4291

New owner/Send tax bills to:
Hope Bagsby Hudgins
1900 Dahlia Circle
Nashville, TN 37210

Tax ID:
Ctrl Map: 94.08
Group:
Parcel: 18.00

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related, matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and the preparer of this instrument shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal, and/or tax related counsel.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia Cornelius** has/have bargained and sold, and does hereby transfer, convey, remise, release and forever quitclaim unto **Hope Bagsby Hudgins**, her heirs and assigns, all right, title and interest in and to the following described property to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93 in the Register's Office for said County and described as follows:

Beginning on the northerly margin of Dhalia Circle at the corner of Lots No. 57 and 58 and thence with the line between said Lots, northerly 326.9 feet; thence southwesterly 181.3 feet to the easterly margin of Pumping Station Road; thence with said Road, southerly 154.2 feet to the beginning of a curve; thence around said curve having a radius of 50 feet, southeasterly 79.92 feet to a point on easterly 67.6 feet to the beginning.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me this the 18th day of April 2024.

NOTARY PUBLIC
My Commission Expires: 5-22-27

CASSIE A. KARSTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Being the same property conveyed to Gareth W. Cornelius by warranty deed from Wanda Montgomery Burnett dated July 29, 1998 of record in Book 11061, Page 502, Register's Office of Davidson County, Tennessee. Gareth W. Cornelius died testate on September 17, 2023. The Last Will and Testament of Gareth W. Cornelius was admitted to probate and devised the property conveyed herein to Patricia Cornelius (see Probate Court of Davidson County, Tennessee, Case No. 23P2243).

This is improved property known as 1900 Dahlia Circle, Nashville, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations, and encumbrances as may affect the premises.

WITNESS my hand on this the 18 day of April 2024.

Patricia Cornelius

Patricia Cornelius

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Patricia Cornelius**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of April 2024.

Cassie A Karsten

NOTARY PUBLIC
My commission expires: 5-22-27

CASSIE A. KARSTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY