Karen Johnson
Batch # 1147148
06/14/2024 08:19:29 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240614-0044491

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

ADDRESS NEW OWNER:
Judith Mallory Underwood
415 Anchor Reserve Cove
Hermitage, TN 37076

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
Mr. Cooper

MAP & PARCEL:
110020B01400CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Kenneth W. Hudson, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby remise, release and forever quitclaim unto my mother, Judith Mallory Underwood, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, which is described as follows:

Being Unit B of Lot 9, on the Plan of the Reserve at Seven Points, Lots1 through 41 and Open Spaces A through H, a Horizontal Property Regime with Private Elements, established by the Declarations of Covenants, Conditions and Restrictions for the Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H of record in Instrument 20171004-0101710, and amended in Instrument 20180323-0027343, to reference plat and shown on amendment of record in Instrument 20180809-0078821, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit;

Being the same property conveyed to Judith Mallory Underwood and Kenneth W. Hudson, as Joint Tenants With the Right of Survivorship of record in Instrument No. 20230605-0042389.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument number 20171004-0101710, amended in Instrument number 20180323-0027343 and Instrument number 20180809-0078821 and all other restrictions and easements of record.

This transfer is made for the express purpose of terminating as Joint Tenants With the Right of Survivorship by the entirety in and to the above-described property, so that title to said property is hereby vested solely in Judith Mallory Underwood.

This is improved real property located at 415 Anchor Reserve Cove, Hermitage, Davidson County, Tennessee 37076.

IN WITNESS WHEREOF, I have hereunto set my hand this the 7th day of June, 2024.

KENNETH W. HUDSON

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **KENNETH W. HUDSON,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 7th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 01/06/2025

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **NONE**.

AFFIANT

Subscribed and sworn to before me this 7th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 01/06/2025

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON