Karen Johnson Davidson County
Batch# 1154073 DEEDQC
07/03/2024 12:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240703-0050320

Quitclaim Deed	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- . Affiant Subscribed and sworn to before me, this the 6th day of June, 2024. Notary Public My commission expires: 5/9/2026 (AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Murray A. Melvin**	Send Tax Bills To: **"NEW OWNER"**	Map-Parcel Numbers **148-05-0-192.00**
347 Leo Lane		
Nashville, TN 37211		

For and in consideration of the sum of one dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Jennifer Irene Jordan

hereinafter called the Grantor, have quitclaimed, and by these presents do hereby convey unto

Murray A. Melvin, an unmarried man

hereinafter called the Grantee, their heirs and assigns, all of the Grantor's interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Haywood Acres, Section I, of record in Plat Book 2900, Page 17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate

legal description thereof.

The interest herein conveyed by the above-named Grantor being part of the same property conveyed to Charles L. Hughes and wife, Evelyn Lee Hughes by Warranty Deed dated August 18, 1967, from Lewis Thomas Travis and wife, Minnie C. Travis, and daughter, Barbara Mai Clem of record in Book 4164, Page 119, said Register's Office for Davidson County, Tennessee. Charles L. Hughes and Evelyn Lee Hughes having since divorced on June 28, 1985, and pursuant to the Final Decree filed in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 85D-1088, said property vested in Charles L. Hughes and Evelyn Lee Hughes, as tenants in common.

Evelyn Lee Hughes (a.k.a. Evelyn L. Hughes) died on June 14, 1997, and was not married at the time of her death. Although Evelyn L. Hughes had signed a Last Will and Testament dated June 12, 1997, which purports to leave her one-half undivided interest in said property to her three daughters, namely Carol Lee Hughes Caligdong, Mary Kathryn Hughes Swain (later known as Mary Kathryn Hughes Swain Melvin), and Laura Lynn Hughes Maynard, said Will was never filed for probate. Accordingly, it is treated as though Evelyn L. Hughes died intestate, in which case Evelyn's interest in the property vested in her heirs, which are her same three daughters as named above. See Affidavits of Heirship for Evelyn Lee Hughes of record in Instrument No. 20231201-0092813, and in Instrument No. 20231201-0092814, said Register's Office.

Charles L. Hughes died on November 6, 2002, leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court Davidson County, Tennessee, Probate Division, Case No. 02P-2088. Pursuant to Charles L. Hughes' Will, a life estate was devised to his daughter, Mary K. Swain (later known as Mary Kathryn Hughes Swain Melvin), and the remainder interest as to his undivided one-half interest in said property was devised to his three daughters: Carol L. Hughes Caligdong (a.k.a. Carol Lee Hughes Caligdong), Mary K. Swain (later known as Mary Kathryn Hughes Swain Melvin), and Laura L. Maynard (a.k.a. Laura Lynn Hughes Maynard) as equal tenants in common.

Carol L. Hughes Caligdong (a.k.a. Carol Lee Hughes Caligdong) died intestate on January 9, 2006, and pursuant to Affidavits of Heirship for Carol Lee Hughes Caligdong of record in Instrument No. 20240703-0050227, and in Instrument No. 20240703-0050228, said Register's Office for Davidson County, Tennessee, she is survived by her husband, Pio Caligdong, and two adult children, Jennifer Irene Jordan and Charlie Caligdong.

This quitclaim deed is intended to convey all of the interest in the property which has been inherited by Jennifer Irene Jordan from her mother, Carol Lee Hughes Caligdong, as recited above, to the within named Grantee. The undersigned expects that the interest which has been inherited by the said Jennifer Irene Jordan is a one-ninth interest, but this deed is intended to convey the entire inherited interest, in whatever percentage. The Grantee is the surviving spouse and sole heir of the late Mary K. Swain (later known as Mary Kathryn Hughes Swain Melvin), who died May 26, 2022.

The conveyance of the above-described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2900, Page 17, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) 2024 and subsequent years Davidson County Taxes are a lien not yet due and payable.

This is improved property known as: **347 Leo Lane, Nashville, Tennessee 37211**.

Witness my hand this 6th day of June, 2024.

Jennifer Irene Jordan

Jennifer Irene Jordan

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Jennifer Irene Jordan**, the bargainor, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 2024.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

M Boyd

Notary Public

My Commission Expires: 5/9/2026

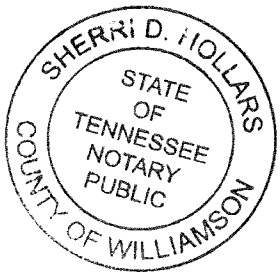
Certificate of Authenticity of Electronic Document

I, **Mike Boyd**, do hereby make oath that I am a licensed attorney and 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 **June 6, 2024**.

Mike Boyd
Date: July 3, 2024, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2024.



Notary Public
My commission expires: 7/17/2027