QUITCLAIM DEED

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

LB-QCD-24-375

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 13 DAY OF AUGUST, 20 24.

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1169302
08/14/2024 02:53:22 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240814-0062263

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
John Michael Hudson and Christine Ann Achord	**Same as New Owner**	
(NAME)	(NAME)	**147 05 0 120.00**
375 Blackman Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JOHN M. HUDSON, A SINGLE MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOHN MICHAEL HUDSON, A SINGLE MAN AND CHRISTINE ANN ACHORD, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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:

Land in Davidson County, Tennessee, being Lot No. 409 on the Map of Crieve Hall Estates, Section 6, of Record in Book 2331, page 1, Register's Office for Davidson County, Tennessee, more particularly descried as follows:

Beginning at a point in the southerly margin of Blackman Road, the common corner of Lots Nos. 408 and 409, 144.32 feet along the margin of said road to a point, the beginning of a curve; thence around said curve in a southerly direction 31.42 feet
to a point in the westerly margin of Briarwood Drive; thence along the margin of said drive 128.97 feet to a point, a common corner of Lots Nos. 409 and 410; thence in a westerly direction along the line between said two Lots 184.3 feet to a point; the common corner of Lots Nos. 408 and 409; thence in a northerly direction along the line between said two lots 185 feet to the point of beginning.

Being the same property conveyed to John M. Hudson by Quitclaim Deed from John B. Hudson of Record in Book 11194, page 955, Register's Office for Davidson County, Tennessee.
John M. Hudson and John Michael Hudson are one and the same person.

Being the same property conveyed to John B. Hudson and wife, Elsie M. Hudson by Warranty Deed from Lewis E. Gaines and Joe Gaines, of Record in Book 2399, page 85, Register's Office for Davidson County, Tennessee.

Said Elsie M. Hudson having died on September 2, 1998.

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 **improved** property known as: **375 Blackman Road, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 13 day of August, 2024.

John M. Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN MICHAEL HUDSON, 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 13 day of August, 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 and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212