Karen Johnson Davidson County
Batch# 1174786 DEEDQC
08/27/2024 11:03:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240827-0065834

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Sold in Nashville Renovations, LLC	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 142 Lorraine Drive	(STREET ADDRESS) "	052-07-0-130.0
(CITY) (STATE) (ZIP) Gallatin, TN 37066	(CITY) (STATE) (ZIP) "	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Nick Hudson, a married man,** Grantor, does hereby quitclaim and convey unto **Sold in Nashville Renovations, LLC**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Rosewood Subdivision of record in Plat Book 6900, Page 902, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nick Hudson, a married man, by deed from Dorothia Clark, unmarried, of record in Instrument No. 202406180045479, in the Register's Office for Davidson County, Tennessee.

This is not the marital residence of the Grantor.

This is improved property known as: 664 Kinsey Blvd., Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 23rd day of August, 2024.

Affiant

My commission expires: 04/15/2025
(Affix Seal)

Notary Public

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my hand this 23rd day of August, 2024.

Nick Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2024, before me personally appeared Nick Hudson, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 23rd day of August, 2024.

Notary Public My Commission Expires: 04/15/2025

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby make oath that I am a licensed attorney and/or 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 08/23/2024 (date of document).

Affiant Signature

08/23/2024
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 23 day of August, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202408270065834