Karen Johnson
Batch # 1202593
11/07/2024 10:44:54 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241107-0086675

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
EVAN SCOTT MCHUGH AND REBECCA HOPWOOD MCHUGH LIVING TRUST
Dated June 13th, 2024
EVAN SCOTT MCHUGH AND REBECCA HOPWOOD MCHUGH, Trustees
1113 Kirkland Avenue
Nashville, Tennessee 37216

SEND TAX BILL TO:
Same

MAP/PARCEL:
072 02 0 173.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

EVAN SCOTT MCHUGH AND REBECCA HOPWOOD MCHUGH, as husband and wife, in connection with the administration of their revocable living trust, as trustees, now convey, release and forever quitclaim from themselves, as husband and wife, to the EVAN SCOTT MCHUGH AND REBECCA HOPWOOD MCHUGH LIVING TRUST Dated June 13th, 2024, all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

Being the easterly one-half of Lot No. 44, as shown on the map entitled Inglewood Place, of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Evan S. McHugh (aka EVAN SCOTT MCHUGH) and Rebecca H. McHugh (aka REBECCA HOPWOOD MCHUGH), as husband and wife, by Warranty Deed from Bethan Haskett, a single woman, signed June 27th, 2019 and filed July 1st, 2019, of record as Instrument no. 20190701-0064000, said Register's Office.

The property is commonly known as 1113 Kirkland Avenue, Nashville, Tennessee 37216.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this instrument is to convey title from married persons to their trust, in which they are trustees.

I, the above listed grantor, conveys my interest in the real property to the EVAN SCOTT MCHUGH AND REBECCA HOPWOOD MCHUGH LIVING TRUST Dated June 13th, 2024.

EVAN SCOTT MCHUGH

State of Tennessee
County of Davidson

SWORN to and subscribed before me this June 13th, 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

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I, the above listed grantor, conveys my interest in the real property to the EVAN SCOTT MCHUGH AND REBECCA HOPWOOD MCHUGH LIVING TRUST Dated June 13th, 2024.

REBECCA HOPWOOD MCHUGH

State of Tennessee
County of Davidson

SWORN to and subscribed before me this June 13th, 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the EVAN SCOTT MCHUGH AND REBECCA HOPWOOD MCHUGH LIVING TRUST Dated June 13th, 2024.

EVAN SCOTT MCHUGH

State of Tennessee
County of Davidson

SWORN to and subscribed before me this June 13th, 2024.

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

****

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the EVAN SCOTT MCHUGH AND REBECCA HOPWOOD MCHUGH LIVING TRUST Dated June 13th, 2024.

REBECCA HOPWOOD MCHUGH

State of Tennessee
County of Davidson

SWORN to and subscribed before me this June 13th, 2024.

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.