Karen Johnson
Batch # 1207076
11/20/2024 11 32 50 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20241120-0090373

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street
Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Hunter Russell Hughes, IV 809 Ramble Hill Court Nashville, TN 37211	Same	172 14 0A 059.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Hunter Russell Hughes, IV v. Sandra Melanie Hughes, Davidson County Circuit Court; and the actual consideration given for the transfer is $0.00. This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E); therefore, no transfer tax is due and payable for the recordation of this instrument.

Affiant

SUBSCRIBED AND SWORN TO before me this 14th day of November 2024.

JOELLYN A. KOTT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/3/2027

WHEREAS, Sandra Melanie Hughes ("Grantor") and Hunter Russell Hughes, IV ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Hunter Russell Hughes, IV v. Sandra Melanie Hughes, Davidson County Circuit Court;

WHEREAS, Grantor is to quitclaim all of her legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee;

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Sandra Melanie Hughes, the Grantor, does hereby convey, remise, release and forever quitclaim unto Hunter Russell Hughes, IV, the Grantee, his heirs and assigns, all of her legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee, being Lot No 6 on the Plan of Section Two, Wexford Downs of record in Plat Book 9700, Page(s) 593 and 594, 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 Hunter Russell Hughes, IV and Sandra Hughes, husband and wife by Warranty Deed from Richard T Melin and wife, Bonnie J Melin, of record at Instrument No 20180830-0086073, Register's Office for Davidson County, Tennessee, dated August 28, 2018 and recorded on August 30, 2018 The Affidavit of Nathan L. Powers of record at Instrument No 20181107-0110171, Register's Office for Davidson County, Tennessee, dated November 1, 2018 and recorded on November 7, 2018, was filed in order to correct the name of Sandra Hughes, who was incorrectly and inadvertently referred to as Sarah Hughes in the above-referenced Warranty Deed.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Subject to all matters shown on the P U D Boundary Plan for Wexford Downs, of record in Plat Book 9700, Page 221, Register's Office for Davidson County, Tennessee

Subject to all matters shown on the Plan of record in Plat Book 9700, Page(s) 593 and 594, Register's Office for Davidson County, Tennessee

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10292, Page 51, amended in Book 10792, Page 822 and Instrument Number 20000810-0079498, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for Wexford Downs HOA of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee

Easement to Bellsouth of record in Book 10529, Page 560, and Instrument Number 20020807-0095117, in the Register's Office for Davidson County, Tennessee.

Easement to Nashville Gas Company of record in Book 10359, Page 615, in the Register's Office for Davidson County, Tennessee

Sewer easement of record in Book 11201, Page 766 and Book 11444, page 177, in the Register's Office for Davidson County, Tennessee

Water main easement of record in Book 11444, Page 149, in the Register's Office for Davidson County, Tennessee

Deed of common areas to HOA of record in Book 10937, Page 787 and Book 10937, Page 791, in the

Register's Office for Davidson County, Tennessee

Subject to rights of others in and to the common areas and/or elements

This is improved property located at 809 Ramble Hill Court, Nashville, TN 37211.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 12th day of NOVEMBER 2024.

S Hughes

SANDRA MELANIE HUGHES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SANDRA MELANIE HUGHES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained

Witness my hand and official seal this 12th day of November 2024.

Notary Public

My commission expires: 5/16/2027

HANAH CHON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY