Karen Johnson Davidson County
Batch# 1207169 DEEDQC
11/20/2024 01:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241120-0090500

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Larry D. Hughes Affiant Subscribed and sworn to before me, this 19th day of November, 2024. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Larry D. Hughes, Trustee 2761 Cadiz Court Las Cruces, New Mexico 88011	SAME	133 11 0 092.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Larry D. Hughes**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Larry D. Hughes, Trustee of The Larry D. Hughes Trust, established by the Revocable Trust Agreement of Larry D. Hughes dated November 9, 2012, as amended and restated on November 19, 2024,** and as further amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19th day of November, 2024.

Larry D. Hughes

Larry D. Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry D. Hughes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of November, 2024.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 72 on the Plan of the Valley View Meadows, Section 2, of record in Plat Book 3600, page 60, Register's for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry D. Hughes by deed from Larrick Properties, Inc., a Tennessee corporation, of record as Instrument No. 20050630-0075329, Register's Office for Davidson County, Tennessee.

This is improved property known as 306 Elysian Fields Road, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby 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 11/19/24.

11/19/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of November, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

