Karen Johnson Davidson County
Batch# 1221737 DEEDQC
12/30/2024 02:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241230-0101177

| Prepared By: | Record and Return To: | New Owner Name and Tax Mailing Address: |
|---|---|---|
| VidmarLaw, LTD<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | Stewart<br>500 N Broadway, Suite 900<br>St. Louis, MO 63102 | Lakecia R. Hudson<br>3336 Millbridge Drive<br>Antioch, TN 37013 |

Order Number: WFRASM24772695

Exempt from transfer tax Code 66-5-209(6): Domestic settlement decrees and/or deeds which are an adjustment of property rights between divorcing parties.

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Kevin Hudson, divorced and not remarried, and Lakecia R. Hudson, divorced and not remarried,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Lakecia R. Hudson, an unmarried person,** whose address is 3336 Millbridge Drive, Antioch, TN 37013, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 46, on the Plan of Peninsula Point, Section One, of record in Book 9700, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 137-13-0-A046.00CO
Street address of property: 3336 Millbridge Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20070905-0106506, in the Register's Office, Davidson County, Tennessee.

Signed this 20 day of December, 2024

Signature of Grantors (1 of 2):

Kevin Hudson

STATE OF TN, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 20 day of Dec, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kevin Hudson, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year ~~last aforesaid~~.

Notary Public

My Com Exp 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signed this 20th day of Dec, 2024

Signature of Grantors ~~(2 of 2)~~:

Lakecia R. Hudson

STATE OF TN, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 20 day of Dec, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Lakecia R. Hudson, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Com Exp 07/03/28

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 137-13-0-A046.00CO
Street address of property: 3336 Millbridge Drive, Antioch, TN 37013

Oath of Consideration

I or we, Lakeia L Hudson, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 20 day of Dec, 2024

Signatures of Affiant(s):

Lakeia L Hudson

Sworn and subscribed before me this 20 day of Dec, 2024

Notary Public

My Com Exp 07/03/28

ANN STATHOS DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Cheri Hackethal, 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 December 20, 2024 (date of document).

Cheri Hackethal
Affiant Signature

December 20, 2024
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 20th day of December, 2024.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097