THIS INSTRUMENT PREPARED BY:

Frank M. Gallina, Esq.
PARKER, LAWRENCE,
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Brentwood, TN 37027
(615) 255-7500

Karen Johnson Davidson County
Batch # 1241732 DEEDQC
02/27/2025 09 05 23 AM 2 pgs
Fees $12 00 Taxes $0 00

20250227-0014460

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual consideration or value, whichever is greater, for this transfer is $ 0.

Susan Hudson
AFFIANT
Subscribed and sworn to before me Feb 7 **2025.**

Notary Public
My Commission Expires:

IMOGEN SPEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2026

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Michael R. Hudson 1910 Cedar Lane Nashville, Tennessee 37212	New Owner	Map 118-04, Parcel 237.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Susan P. Hudson, hereinafter called the Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby release, remise and quitclaim to Michael R. Hudson, hereinafter called the Grantee, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 141 on the resubdivision of Lot Nos. 141, 142, and 143, on the Plan of Grandview Heights of record in Instrument #20041029-0129986, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Grantor and Grantee by deed from Advanced Resource Management, LLC of record in instrument #20041203-0144211, Register's Office for Davidson County, Tennessee.

This is improved property known as 2302 Winford Avenue, Nashvile, Tennessee 37211.

Said property is quitclaimed subject to taxes for 2025 and subsequent years, encumbrances, and restrictions of record, if any, that may affect the property.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEREOF, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE FRANK M. GALLINA, ESQ. AND PARKER, LAWRENCE, CANTRELL & SMITH, PLLC FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED AND SHALL HOLD HARMLESS AND INDEMNIFY FRANK M. GALLINA, ESQ. AND PARKER, LAWRENCE, CANTRELL & SMITH, PLLC FROM ALL LIABILITY, CLAIMS AND DAMAGES RESULTING THEREFROM.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest belonging to said Grantor.

WITNESS my hand this 7 day of February, 2025.

GRANTOR:

Susan Hudson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Susan P. Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes herein contained.

WITNESS my hand and seal, this 7 day of February, 2025.

NOTARY PUBLIC

My Commission Expires:

MICAH SPEARS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2026