This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1241771 DEEDQC
02/27/2025 09:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250227-0014519

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS. PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Donna Kay Hudgins & Vickie J. Catignani (NAME)	Same as New Owner (NAME) 4	023-075.00
5253 Lickton Pike (STREET ADDRESS)	(STREET ADDRESS) 4	
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) 4	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Donna Kay Hudgins** Grantor(s), does hereby quitclaim and convey unto **Donna Kay Hudgins a 70% interest and Vickie J. Catignani, a 30% interest** the Grantees herein, their successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land lying in the 10th Civil District of Davidson County, Tennessee, being a part of Lot No. 5, on the Plan of a partition of land of John Cummings, deceased, and described partially according to a survey by T.R. Sanford, Surveyor, May 11, 1957 as follows:

Beginning in the center of Lickton pike, 440.8 feet South of the Southwest corner of the property conveyed to Wyman T. Russel and wife, by deed from Fred T. True and wife, of record in Book 2590, Page 355, Register's Office for said county, being the corner of Parcels "A" and "B" as shown on said survey; thence with the line between said (2) parcels, South 74 degrees 57 feet East 362 feet to a cross cut in concrete bridge in the center of Whites Creek; thence with the center of said creek, southwardly 337 feet more or less, to a point at the northeast corner of the property conveyed by James Emerson Melton and wife, to Richard F. Melton and wife, recorded at Book 4545, Page 633, Register's Office for said county, thence westerly 335 feet more or less, to the center of Lickton pike; thence with the center of said Pike, North 8 degrees 30 feet East 362 feet to the beginning containing 2.59 acres, more or less,

Being the same property conveyed to Donna Kay Hudgins by Warranty Deed dated March 16, 2006 from James D. Scott, Jr., and Bethany H. Scott, husband and wife, recorded March 21, 2006 as Instrument Number 20060321-0032247, in the Register's Office for Davidson County, Tennessee.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 5253 Lickton Pike Goodlettsville, Tennessee 37072.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 25th day of February, 2025.

Affiant

My commission expires: 9.23.25
(Affix Seal)

Notary Public

Witness my hand this 25th day of February, 2025.

Donna Kay Hudgins

STATE OF TENNESSEE
COUNTY OF SUMNER

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

On this 25th day of February, 2025, before me personally appeared, Donna Kay Hudgins to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 25th day of February, 2025.

Notary Public

My Commission Expires: 4-23-25

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 02/25/2025 (date of document).

Affiant Signature

02/25/2025
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 25th day of February, 20 25.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY