This instrument was prepared by:
Richard Lee Hudson II
202 Sandhurst Drive
Madison, TN 37115

Once recorded, return to:
Richard Lee Hudson II
202 Sandhurst Drive
Madison, TN 37115

Karen Johnson Davidson County
Batch # 1271090 DEEDQC
05/09/2025 10 29 14 AM 4 pgs
Fees $22 00 Taxes $0 00
20250509-0036497

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of one US Dollars ($ 1.00) in hand, paid to Francine Emberton, a married individual with an address of 1340 Quail Valley Road, Nashville, TN 37214 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Richard Lee Hudson II, an unmarried individual with an address of 202 Sandhurst Drive, Madison, TN 37115 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 043-16-0 125.00

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Richard Lee Hudson II

Address: 202 Sandhurst Drive, Madison, TN 37115

~~**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.~~

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Francine Emberton Date: 5-8-25

Printed Name: Francine Emberton

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ Date: _____

Printed Name: _____

2nd Witness Signature: _____ Date: _____

Printed Name: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
_____, Affiant
Subscribed and sworn before me this the
9 Day of May, 2025.
J. Rivera, Deputy Register

NOTARY ACKNOWLEDGMENT

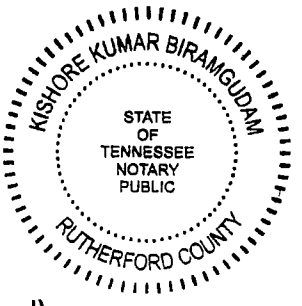
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On 05-08-25 before me, KISHORE KUMAR BIRAMGUDAM ,
personally appeared Francine Emberton ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____

Printed Name KISHORE KUMAR BIRAMGUDAM

My Commission Expires 08/19/28 (Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Being Lot No. 113 in the Kingsway Green Subdivision in a plat which is of record in Book 3842, Page 227, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description. Said property includes all improvements and structures, including the mobile home which is not separately titled and part of the real property. Being the same property conveyed to Francine Emberton, by Quitclaim Deed from Nancy Russell and Billy Ray Russell, a married couple, dated August 8, 2016, and of record as Instrument 20160928-0102216, Register's Office of Davidson County Tennessee. Francine Emberton and Francine Nell Emberton are one and the same person.