This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1272176 DEEDQC
05/12/2025 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250512-0037253

QUITCLAIM DEED FOR CONSOLIDATION OF TAX PARCELS

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Harvatha Hughes & Sherron Hughes 508 Southgate Avenue Nashville, TN 37203	Same	10511002300 10511002400

KNOW ALL MEN BY THESE PRESENTS THAT FOR THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID, HARVATHA HUGHES & SHERRON D. HUGHES, do hereby quitclaim and by these presents does transfer and convey all of her right, title and interest unto HARVATHA HUGHES & SHERRON D. HUGHES, in and to the following tracts of land in Davidson County, Tennessee described as follows:

TRACT ONE: Map and Parcel 10511002400 508 Southgate Avenue, Nashville, TN 37203

Land in Davidson County, Tennessee, Being Lot No. 6 on the Plan of John P. Williams' Addition to Nashville, as of record in Book 161, Page 70, Register's Office for said County.

Said Lot No. 6 fronts 100 feet on the northerly side of Southgate Avenue and runs back between parallel lines 303 feet more or less, to an alley.

Being the same properties conveyed to Harvatha Hughes and wife, Sherron Denise Hughes, by Warranty Deed from Alice Duffield of record in Book 9049, Page 224, Register's Office for Davidson County, Tennessee.

TRACT TWO: Map and Parcel 10511002300 508 Southgate Avenue, Nashville, TN 37203

Land in Davidson County, Tennessee, Being the easterly one half of Lot No. 7 on the Plan of John P. Williams' Addition to Nashville, as of record in Book 161, Page 70, Register's Office for said County.

Said part of Lot No. 7 fronts 50 feet, more or less, on the northerly side of Southgate Avenue and runs back between parallel lines 303 feet, more or less, to an alley on which it measures 50 feet, more or less, thereon.

Being the same properties conveyed to Harvatha Hughes and wife, Sherron D. Hughes, by Special Warranty Deed of record in Instrument No. 20030804-0110196, Register's Office for Davidson County, Tennessee.

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

THE PURPOSE OF THIS DEED IS TO COMBINE THREE PRESENT TAX PARCELS INTO ONE TAX PARCEL

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9 day of May, 2025.

Harvatha Hughes

Sherron D. Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Harvatha Hughes and Sherron D. Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of May, 2025.

Notary Public

HOLDEN MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09/08/2025

My Commission Expires_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9 day of May, 2025.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Dylan Patton, 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 5/12/25.

Date

Affiant Signature

5/12/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of May, 2025.

M.R. Schodroski

Notary's Signature

My Commission Expires: 3/2/2026

Date

Notary's Seal (if on paper)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026