Karen Johnson Davidson County
Batch# 1272261 DEEDQC
05/13/2025 08:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250513-0037371

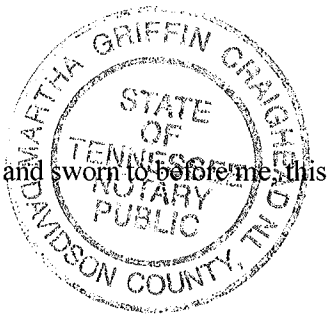
QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Elizabeth A. Lewis and husband, Christopher Scott Hughes 1341 McAlpine Avenue Nashville, TN 37216	Same	061 16 0 118.00

This instrument prepared by: HOLLAND & KNIGHT LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.



Affiant

Subscribed and sworn to before me, this the 29 day of April, 2025.

NOTARY PUBLIC
My Commission Expires: 7/7/2027

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **ELIZABETH A. LEWIS** ("Grantor") does hereby quitclaim and convey unto **ELIZABETH A. LEWIS AND HUSBAND, CHRISTOPHER SCOTT HUGHES** ("Grantees"), their heirs and assigns, all of her right, title and interest in and to the following described land in Davidson County, Tennessee (the "Property"):

LAND in Davidson County, Tennessee, being part of Lot No. 59 on the Map of Kennedy and Graves Subdivision of Block "C" and "D" Monte Vista of record in Book 843, Page 14, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of McAlpine Avenue 45 feet east of the corner of Lots Nos. 57 and 59 on said Map being the southwest corner of M. L. Randall and wife property of record in Book 4100, Page 877, said Register's Office; thence with said Randall's line and the line established by decree in Minute Book 53, Page 183, Chancery Court at Nashville, northerly 125 feet; thence easterly 6 feet; thence continuing with said Randall's line northerly 121 feet more or less to Randall's northeast corner; thence easterly 100 feet more or less to James H. Dollard's line as

established by decree in Chancery Court of record in Minute Book 53, Page 183; thence southerly 217 feet to the northerly margin of McAlpine Avenue; thence with the same westerly 94 feet more or less to the beginning.

This is improved property located on 1341 McAlpine Avenue, Nashville, Tennessee 37216.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20090528-0048978, Register's Office for Davidson County, Tennessee; provided, however, it has been determined that the legal description in such vesting deed is incorrect in that it references all of Lot No. 59, Kennedy & Graves Subdivision, Block C & D, Monte Vista instead of the appropriate metes and bounds description of the Property as referenced above. The purpose of this Quitclaim Deed is to convey the Property to the Grantees, and also to correct the legal description of the Property.

The Property located at 1341 McAlpine Avenue, Nashville, Tennessee, was conveyed by Special Warranty Deed dated August 11, 1999, from Bank of America N.A., as grantor, to Iona Dale Bradshaw, as grantee, recorded in Book 11623, page 373, said Register's Office, the legal description in said deed being the correct description of the Property.

By Warranty Deed dated July 29, 2002, recorded in Instrument No. 20020805-0093366, Iona Dale Bradshaw conveyed the Property to Aurora Daniels. Through inadvertence and error, the legal description in this 2002 deed incorrectly referenced the property as being all of Lot No. 59, Kennedy & Graves Subdivision, Block C & D, Monte Vista. By Warranty Deed dated August 17, 2005, recorded in Instrument No. 20050916-0111423, Aurora Daniels conveyed the Property to Ronda Sue Combs, inadvertently using the same incorrect legal description. By Warranty Deed dated August 29, 2008, recorded in Instrument No. 20080918-0095404, Ronda Helton, f/k/a Ronda Sue Combs, and Hank Helton conveyed the Property to Elizabeth A. Lewis and Joshua D Hayes, again inadvertently using the same incorrect legal description. By Quitclaim Deed dated May 18, 2009, recorded in Instrument No. 20090528-0048978, Joshua D. Hayes conveyed his interest in the Property to Elizabeth A. Lewis, again inadvertently using the same incorrect legal description.

Grantor, Elizabeth A. Lewis, is now conveying the Property to herself and her spouse, Elizabeth A. Lewis and husband, Christopher Scott Hughes, and is correcting the legal description of the Property herein.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29 day of April, 2025.

GRANTOR:

Elizabeth A. Lewis

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth A. Lewis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 7/7/2027



Tennessee Certification of Electronic Document

I, Kerry Henson, 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 April 29, 2025 (date of document).

Kerry Henson
Affiant Signature

5-12-2025
Date

State of Tennessee

County of Davidson

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

Benita Hudson
Notary's Signature

MY COMMISSION EXPIRES: November 2, 2026

NOTARY'S SEAL

