Karen Johnson Davidson County
Batch# 1273401 DEEDQC
05/15/2025 06:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250515-0038107

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Derek Scott Hughey and Shanna Singh Hughey, Co-Trustees 2801 Oakland Avenue Nashville, TN 37212	Derek Scott Hughey and Shanna Singh Hughey, Co-Trustees 2801 Oakland Avenue Nashville, TN 37212	117 04 0 251.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, DEREK S. HUGHEY and SHANNA S. HUGHEY (the "Grantor"), hereby quitclaim and convey to DEREK SCOTT HUGHEY and SHANNA SINGH HUGHEY, CO-TRUSTEES OF THE DSH COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows: Beginning at an existing iron rod in the Westerly right-of-way of Oakland Avenue, said iron rod being South 11 deg. 55 min. 50 sec. West 74.9 feet, more or less, from the projected right-of-way of Wildwood Avenue and Oakland Avenue; thence leaving the right-of-way of Oakland Avenue North 79 deg. 29 min. 09 sec. West 160.89 feet to an existing iron rod in the Easterly right-of-way of an unknown alley; thence along the unknown alley North 11 deg. 21 min. 42 sec. East 75.00 feet to an iron rod at the right-of-way intersections of the unknown alley and Wildwood Avenue; thence along Wildwood Avenue South 79 deg. 26 min. 35 sec. East 151.44 feet to an iron rod that begins a curve to the right having a radius of 9.95 feet, more or less, an arc length of 15.87 feet, more or less, a chord bearing South 33 deg. 45 min. 23 sec. East and having a chord distance of 14.24 feet, more or less, thence with the Westerly margin of Oakland Avenue South 11 deg. 55 min. 50 sec. West 64.7 feet, more or less, to the point of beginning, and containing 12,061.183 square feet or 0.2769 acres, more or less.

Being the same property conveyed by deed as Instrument #20110310-0019275, Register's Office for Davidson County, Tennessee.

Being property known as 2801 Oakland Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 14th day of May, 2025.

DEREK S. HUGHEY

SHANNA S. HUGHEY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Derek S. Hughey and Shanna S. Hughey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 14 day of May, 2025.

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 14 day of May, 2025.

Notary Public
My Commission Expires: May 8, 2028

46923830.2

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
May 8, 2028

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 May 14, 2025 (date of document).

Affiant Signature

05/14/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of May, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026