Karen Johnson Davidson County
Batch # 1295922 DEEDQC
07/11/2025 08:28:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250711-0054554

THIS INSTRUMENT PREPARED BY:
T. Leigh Hearn-Rushton, Esq.
The Rushton Law Firm, PLLC
109 Kenner Avenue, Suite LL-102
Nashville, TN 37205

Mail Tax Notices To: Lynn Jeffrey Hubbard, 141 Piedmont Lane, Nashville, TN 37206
New Owner Address: Lynn Jeffrey Hubbard, 141 Piedmont Lane, Nashville, TN 37206
Map Parcel No: 072-12-322.00

Quitclaim Deed

For and in consideration of the sum of $1.00 (one dollar), cash in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, **SUSAN ELIZABETH HAMILTON, *f.k.a.* SUSAN HAMILTON HUBBARD, an unmarried woman**, and former Husband, **LYNN JEFFREY HUBBARD," a married** man, herein named Grantors, by theses presents do hereby quitclaim and convey unto **LYNN JEFFREY HUBBARD, a married man,** herein named Grantee, his heirs, successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

LJH

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is heleby acknowledged, We, Drees Premier Homes, Inc. an Ohio corporation, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lynn J Hubbard and Susan H Hubbard, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 109 on the map of the subdivision of the Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description as to details and location of said lot.

Said Lot No. 109 fronts 50 feet on the northerly side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Quitclaim Deed (for the creation of separate parcels) from Drees Premier Homes, Inc., an Ohio corporation, dated January 9, 2017, recorded January 9, 2017, of record in Instrument No. 20170109-0002294, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Warranty Deed from Sherry Washington, Administrator of the Estate of Patsy Elizabeth Gibson, dated December 29, 2016, recorded December 30, 2016, of record in Instrument No. 20161230-0137246, said Register's Office.

This improved property is known as **141 Piedmont Lane, Nashville, TN 37206** and is the same property that was conveyed to Lynn J. Hubbard and Susan H. Hubbard, then husband and wife, by Deed from Drees Premier Homes, Inc., an Ohio corporation, by Instrument No. 20170802-0078573, Registrar's Office for Davidson County, Tennessee recorded on August 2, 2017.

IN WITNESS WHEREOF, the Grantor and Grantee, **LYNN JEFFREY HUBBARD**, executed this instrument this 10th day of July, 2025.

LYNN JEFFREY HUBBARD

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned authority, a Notary Public in and for said County and State, state the within named **LYNN JEFFREY HUBBARD**, with whom I am personally acquainted or who otherwise satisfactorily proved his identity to me, and who acknowledged that he executed the within instrument for the purposes therein contained.

Executed before me this 10th day of July, 2025.

HIBAK MAHAMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Notary Public

My commission expires: 03/08/2028

The express purpose of this conveyance is to remove Grantee, **SUSAN ELIZABETH HAMILTON, *f.k.a.* SUSAN HAMILTON HUBBARD**, the former spouse of **LYNN JEFFREY HUBBARD**, from the title of this property pursuant to the Marital Dissolution Agreement entered into and filed by the parties on August 24, 2020 filed under the Circuit Court Docket No.: 20D-1300 in Davidson County, Tennessee and is intended to be a division of property by now former co-owners.

In signing this instrument, the parties acknowledge that a title search was not performed for this property for the preparation of this instrument, that no warranties regarding the property were made or represented by the firm and attorney preparing this instrument, and that the parties jointly and individually agree to and shall hold harmless the firm and attorney preparing this instrument.

IN WITNESS WHEREOF, the Grantor, **SUSAN ELIZABETH HAMILTON, *f.k.a.* SUSAN HAMILTON HUBBARD**, executed this instrument this 10th day of July, 2025.

SUSAN ELIZABETH HAMILTON, *f.k.a.*
SUSAN HAMILTON HUBBARD

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned authority, a Notary Public in and for said County and State, state the within named **SUSAN ELIZABETH HAMILTON, *f.k.a.* SUSAN HAMILTON HUBBARD**, with whom I am personally acquainted or who otherwise satisfactorily proved her identity to me, and who acknowledged that she executed the within instrument for the purposes therein contained.

Executed before me this 10th day of July, 2025.

HIBAK MAHAMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Notary Public

My commission expires: 03/08/2028