Karen Johnson Davidson County
Batch # 1302012 DEEDQC
07/25/2025 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250725-0058824

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 and Mary Kathryn Lopez, 141 Piedmont Lane, Nashville, TN 37206
New Owner Address: Lynn Jeffrey Hubbard and Mary Kathryn Lopez, 141 Piedmont Lane, Nashville, TN 37206
Map Parcel No: 072-12-322.00

Quitclaim Deed

For good and valuable consideration, the receipt and sufficiency of which both Grantee and Grantor acknowledge, **LYNN JEFFREY HUBBARD, a married man**, herein named Grantor, by these presents does hereby quitclaim and convey his full interest in the below described real property to, **LYNN JEFFREY HUBBARD, a married man**, and his Wife, **MARY KATHRYN LOPEZ, a married woman,** herein named Grantors, to be held as Tenants by the Entirety with Right of Survivorship, their heirs, successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, being Lot No. 109 on the map of the subdivision of the Waters Place on Maxy Lane, as of record in Book 332, Pages 136 and 137 in the Registrar's Office of Davidson County and being commonly known as **141 Piedmont Lane, Nashville, TN 37206** and being more specifically described as follows:

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.

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 or attorney preparing this instrument, and that the parties jointly and individually agree to and shall hold harmless the firm and or attorney preparing this instrument.

Current source of title: 20250711-0054554

IN WITNESS WHEREOF, the Grantor, **LYNN JEFFREY HUBBARD,** executed this instrument this 23rd 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 23 day of July, 2025.

My commission expires: 03/08/2028

Notary Public

MAGGIE MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

IN WITNESS WHEREOF, the Grantee, **LYNN JEFFREY HUBBARD**, executed this instrument this 23rd day of July, 2025.

LYNN JEFFREY HUBBARD

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 23 day of July, 2025.

My commission expires: 03/08/2028

Notary Public

MAGGIE MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

IN WITNESS WHEREOF, the Grantee, **MARY KATHRYN LOPEZ**, executed this instrument this 23rd day of July, 2025.

MARY KATHRYN LOPEZ

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned authority, a Notary Public in and for said County and State, state the within named **MARY KATHRYN LOPEZ**, 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 23 day of July, 2025.

My commission expires: 03/08/2028

Notary Public

MAGGIE MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028