Quitclaim Deed *in Joint Tenancy*

The actual consideration or value for this transfer is $ - 0.00 -

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 30 day of OCTOBER, 2025

Cheryl Denise Whitfield
NOTARY PUBLIC
My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1340236 DEEDQC
10/30/2025 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251030-0086435

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
GLEN TERRY GRAY, JESSICA RAY SEMEDO 8304 Old Springfield Pike Goodlettsville, TN 37072	New Owners	007 00 0 / 030.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by, GLEN TERRY GRAY, and JESSICA RAY SEMEDO, And the express purpose of maintaining and conveying a Joint Tenancy with the Rights of Survivorship, (See ***Bryant v. Bryant***, 522 S.W.3d, 392, (Tenn. 2017)), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **TINA MARIE HUDGENS**, un-married, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise unto:

GLEN TERRY GRAY, and **JESSICA RAE SEMEDO**, (a//k/a **Jessica Ray Semedo**) the GRANTEES herein, as ***Joint Tenants with the Right of Survivorship***, and **NOT** as **Tenants in Common**, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being Lot No. 16 in the Subdivision of W. H. Tinnon's 11.99 acre tract, not of record, described together according to a survey made by J. R. Scott, Surveyor, October 11, 1948, as follows:

Said Lot No. 16 fronts 75 feet on the Easterly margin of Old Springfield Road, Goodlettsville, Tennessee and extends back between parallel lines 260 feet on the Southerly line and 252 feet on the Northerly line to a dead line in the rear which measures 75 feet thereon.

Being the same property conveyed to Glen Terry Gray, single, Jessica Ray Semedo, single, and Tina Marie Hudgens, single, as "tenants in common" with Rights of Survivorship, by deed from Carole A. Davis, dated October 2023 and of record as Instrument #**20231024-0083061**, Register's Office for Davidson County, TN. (Jessica "Ray" Semedo is the same person as Jessica Rae Semedo).

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including but not limited to:
Deed of Trust of record as Instrument # 20231024-0083062, R.O.D.C., Tn;
A 15' Water & Sewer Easement of record as Instrument # 20240724-0055687, R.O.D.C., Tn.

This is improved property known as: 8304 Old Springfield Pike, Goodlettsville, TN 37072.

Sworn to and Witness my hand this 30th day of October, 2025.

Tina Marie Hudgens
TINA MARIE HUDGENS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, personally appeared the within TINA MARIE HUDGENS the bargainor(s), 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.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 30 day of October, 2025.

NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 01/24/2028

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QUITCLAIM DEED

From:
TINA MARIE HUDGENS
Un-Married

To:
GLEN TERRY GRAY and
JESSICA RAE SEMEDO
Both un-married

202510300086435

Property:
8304 Old Springfield Pike
Goodlettsville, TN 37072

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
Johnny@LJELAW.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Oct 30 2025.

Leroy Johnston Ellis, IV, Affiant

Oct. 30, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 30 day of October, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com