Karen Johnson
Batch # 1379271
02/11/2026 04:01:09 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20260211-0010849

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204

X-0686

Quitclaim Deed

Address New Owners as follows:	Send Tax Bills to:	Map and Parcel Numbers:
Larry Dale Hughes and Rick Allen Hughes 114 Blue Hills Ct. Nashville, Tennessee 37214	New Owners	08415008600

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,

Larry Dale Hughes and Rick Allen Hughes, Trustees of the Hughes Family Trust dated December 14, 2022,

hereinafter called the Grantors, have quitclaimed, and by these presents do hereby convey unto

Larry Dale Hughes and Rick Allen Hughes, as tenants in common with each holding a 50% interest in the Property,

hereinafter called the Grantees, their heirs, successors, and assigns, all of the Grantors' interest in and to a certain tract or parcel of land (the "Property") in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Castlewood Subdivision, as of record in Plat Book 2331, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Larry Dale Hughes and Rick Allen Hughes, Trustees of the Hughes Family Trust dated December 14, 2022, by Quitclaim Deed dated December 14, 2022, of record as Instrument Number 20221220-0131550 in the Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as: **113 Blue Hills Court, Nashville, Tennessee 37214.**

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record. The purpose of this Quitclaim Deed is to transfer any interest that the Grantors may have in the Property to the Grantees. This instrument has been prepared using information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The legal description above is the same as the description contained in the prior deed referenced herein. The preparer makes no warranties or representations regarding the status of title to the property.

Signature Page – Quitclaim Deed

Witness my hand this 20th day of January, 2026.

By: Rick Allen Hughes
Rick Allen Hughes, Trustee of the Hughes Family Trust dated December 14, 2022

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 **Rick Allen Hughes**, with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the **Hughes Family Trust dated December 14, 2022**, the within named bargainor, and is authorized by the Trust document to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 2026.

Jessica D. Puckett
Notary Public

My commission expires: Sept 3rd, 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signature Page – Quitclaim Deed Continued

Witness my hand this 23 day of January, 2026.

By: Larry Dale Hughes
Larry Dale Hughes, Trustee of the Hughes Family Trust dated December 14, 2022

State of New Mexico
County of Dona Ana

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry Dale Hughes**, with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the **Hughes Family Trust dated December 14, 2022**, the within named bargainor, and is authorized by the Trust document to execute this instrument on its behalf.

Witness my hand and official seal at 1:24PM, New Mexico, this 23 day of January, 2026.

Notary Public

My commission expires: 10-2-29

VALENTINE S VALENZUELA PENA
Notary Public
State of New Mexico
Comm. # 2007597
My Comm. Exp. Oct 2, 2029

Affidavit of Consideration – Quitclaim Deed

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me this 4th day of ~~January~~ February, 2026.

Notary Public

My commission expires: Sept. 3, 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY