Karen Johnson
Batch # 1392458
03/13/2026 08:04:53 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260313-0019924

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Lesli Schmachtenberger, Trustee The Hughes Family Irrevocable 1614 Lillian Street Nashville, TN 37206	NEW OWNER	083-14-0-233.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patricia L. Hughes, an unmarried woman** "the Grantor," conveys and quitclaims unto **Lesli Schmachtenberger, Trustee of the Hughes Family Irrevocable Trust** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 322 on the Plat of The Edgefield Land Company's Second or Spring Subdivision of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 322 fronts 50 feet on the Southerly side of Lillian Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Patricia L. Hughes, an unmarried woman, by Warranty Deed from Shelley Thomas, a single woman, dated May 20, 2024, and recorded on May 22, 2024, in Instrument No. 20240522-0038088, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 23rd day of February, 2026.

Patricia L. Hughes (SEAL)
Patricia L. Hughes

STATE OF Florida)
)
COUNTY OF Duval)

Personally appeared before me, a Notary Public in and for said State and County, **Patricia L. Hughes**, the within named Grantor, 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 and official seal this 23rd day of February, 2026.

CINDY ELLEN MEIDE
MY COMMISSION # HH 224512
EXPIRES: June 2, 2026

Cindy Ellen Meide
Notary Public
My commission expires: June 2, 2026

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER