THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1435734 DEEDQC
06/18/2026 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260618-0055315

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Brett J. Hughes 809 Chickasaw Ave. Nashville, TN 37207	Same as New Owner	071-12-0-138.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **ERIKA AGUILAR HUGHES**, by these presents does hereby quitclaim and convey unto **BRETT J. HUGHES, AN UNMARRIED MAN**, his successors, heirs, and assigns, all its rights, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Being Lot No. 17 on the Plan of Victory Heights Subdivision of record in Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brett J. Hughes, a married man by Warranty Deed dated 4/29/2021 from Stacia M. West, a single woman of record in Instrument No. 20210506-0061081, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 809 Chickasaw Ave., Nashville, TN 37207.

The said Brett James Hughes and Erika Aguilar Hughes are now unmarried pursuant to the Final Decree of Divorce in the action styled, **Brett James Hughes vs. Erika Aguilar Hughes, Chancery Court for Davidson County, Tennessee Docket No. 2025D-516.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 12 day of June 2026, the bargaining party, having caused my name to be signed hereto on said day and date.

ERIKA AGUILAR HUGHES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melissa Heavener a Notary Public in and for said County and State, **ERIKA AGUILAR HUGHES,** the within named Bargainor, 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 at Goodlettsville, Tennessee this the 12th day of June, 2026.

NOTARY PUBLIC
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Court Order in a divorce action styled, **Brett James Hughes vs. Erika Aguilar Hughes, Chancery Court for Davidson County, Tennessee Docket No. 2025D-516**, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this the 12 day of June, 2026.

Notary Public
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or the 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 **6/12/2026** [DATE].

AFFIANT SIGNATURE

6/16/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **16th** day of **June**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

