Karen Johnson
Batch # 1440626
06/30/2026 01:47:05 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260630-0059128

Prepared by Anthony Burns, Attorney
2517 Lebanon Pk., Ste 301, Nashville, TN 37214
(615) 469-6857; Anthony@AttyBurns.com

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Tammy Farley 2823 Colonial Circle Nashville, TN 37214	New Owner	096 05 0 117.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and no other monetary consideration, Tammy Sue Farley, Executor for the Estate of Betty Joyce Hudgins, hereinafter referred to as Grantor, and the Estate being docket no. 25P-2451 in the Probate Court for Davidson County, Tennessee, by these presents does hereby quitclaim and convey unto Tammy Sue Farley, hereinafter referred to as Grantee, her heirs, successors and assigns, all of the interest of Grantor in the following described tract or parcel of land, to *wit*:

Land in Davidson County, Tennessee, being Lot No. 46 on the Map of Colonial Village, as of record in Book 1424, page 58, Register's Office for said County.

Said Lot No. 46 fronts 70 feet on the south side of Colonial Circle and runs back 281.21 feet on the easterly line and 278.66 feet on the westerly line, to a dead line in the rear measuring 70.07 feet thereon.

Being the same property conveyed to Joseph Alfred Hudgins and wife, Betty Joyce Hudgins, by deed from Joseph C. Hudgins and wife, Nellie E. Hudgins, of record in Book 3763, page 628, said Register's Office.

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

This is improved real property known as: 2823 Colonial Circle, Nashville, TN 37214

The said Joseph Alfred Hudgins died on October 6, 2021, and Betty Joyce Hudgins died on December 10, 2025.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 23rd day of June, 2026.

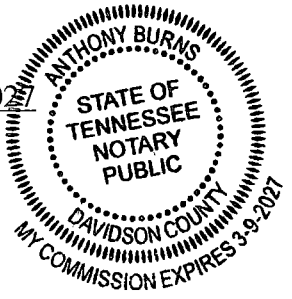
Tammy Sue Farley

Grantor, Tammy Sue Farley, Executor
of the Estate of Betty Joyce Hudgins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Tammy Sue Farley, Executor of the Estate of Betty Joyce Hudgins, the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged the execution of the foregoing instrument for the purposes therein contained by virtue of the authority vested in her as Executrix of the Will of Betty Joyce Hudgins for the Probate Court of Davidson County, Tennessee, under case no. 25P-2451.

WITNESS my hand and official seal at Nashville, Tennessee, on this 23rd day of June, 2026.



My Commission Expires: March 09, 2027

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $0.00 (estate probate)

AFFIANT, Tammy Sue Farley, Executor of the Estate of Betty Joyce Hudgins

SWORN TO and subscribed before me on this the 23rd day of June, 2026.

Notary Public

My Commission expires: March 09, 2027

