QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1465198 DEEDQC
08/28/2026 03:28:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260828-0080070

MARGARET R MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/22/2029 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES: 1/22/2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
8131 Bonnafair Properties LLC, a Tennessee limited liability company	**Same as New Owner**	
(NAME)	(NAME)	**07404009900**
1014 Lawrence Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT HUDSON, HUSBAND AND WIFE TAMIKA HUDSON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **8131 BONNAFAIR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 36 on the Plan of Section Twelve, Hermitage Hills, as of record in Plat Book 4675,, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Robert Hudson and wife, Tamika Hudson by Quitclaim Deed from Robert Hudson executed on November 1, 2018 and recorded November 5, 2018 in Instrument Number 20181105-0109419, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **8131 Bonnafair Drive, Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 18 day of August, 2026

252

Robert Hudson

Tamika Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT HUDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of August, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,TAMIKA HUDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of AUGUST, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212