AFTER RECORDING RETURN TO:
JOHN MYRICK HAYES
LAURA ST. JOHN HAYES
1014 MASSMAN DRIVE
NASHVILLE, TN 37217
File No. 17-597660

Return / Mail To: NCS
9087 Foothills Blvd. Ste 700
Roseville, CA 95747
800-958-8060

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Davidson County DEEDQC
Recvd: 04/07/17 15:01 5 pgs
Fees:27.00 Taxes:0.00
20170407-0034421

Parcel ID No.: 107-09-0-019.00

17-597660

QUIT CLAIM DEED

THIS DEED made and entered into on this 29th day of March, 2017, by and between **JOHN MYRICK HAYES AND LAURA ST. JOHN HAYES, F/K/A LAURA ALLISON ST. JOHN, AS TENANTS IN COMMON EACH AN UNDIVIDED FIFTY (50%) INTEREST**, a mailing address of 1014 MASSMAN DRIVE, NASHVILLE, TN 37217, hereinafter referred to as Grantor(s) and **JOHN MYRICK HAYES AND LAURA ST. JOHN HAYES, HUSBAND AND WIFE, AS TENANTS IN COMMON EACH AN UNDIVIDED FIFTY (50%) INTEREST**, a mailing address of 1014 MASSMAN DRIVE, NASHVILLE, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

Being Lot No. 3 on the Plan of Patricia Heights Annex, as of record in Book 2900, Page 37, Register's Office for said County. Said Lot No. 3 fronts 101 feet on the Northeasterly side of Massman Drive, and runs back 421.14 feet on the Northwesterly line and 483.42 feet on the Southeasterly line to a dead line in the rear on which it measures 99.51 feet.

Being the same property conveyed to John Myrick Hayes and Laura Allison St. John as tenants in common each an undivided fifty (50%), by deed from B.M. Williams and Sonia J. Williams of record in Instrument No./Book 20090604-0051678, Register's Office for Davidson County, Tennessee.

Commonly known as: 1014 Massman Drive, Nashville, TN 37217

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

JOHN MYRICK HAYES

LAURA ST. JOHN HAYES, F/K/A LAURA ALLISON ST. JOHN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JOHN MYRICK HAYES, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 29 day of MARCH, 2017.

Clinton Bryant
Notary Public
My Commission expires: 03-08-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, LAURA ST. JOHN HAYES, F/K/A LAURA ALLISON ST. JOHN, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 29 day of MARCH, 2017.

Clinton Bryant
Notary Public
My Commission expires: 03-08-21

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant - JOHN MYRICK HAYES

Affiant - LAURA ST. JOHN HAYES

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to before me this 29 day of MARCH, 2017.

Clinton Bryant
Notary Public
My Commission Expires: 03-08-21

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

JOHN MYRICK HAYES AND LAURA ST. JOHN HAYES
1014 MASSMAN DRIVE
NASHVILLE, TN 37217

Name and address of property owner:

JOHN MYRICK HAYES AND LAURA ST. JOHN HAYES
1014 MASSMAN DRIVE
NASHVILLE, TN 37217

Order Number: 17-597660

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Tennessee, County of Davidson, described as follows:

Being Lot No. 3 on the Plan of Patricia Heights Annex, as of record in Book 2900, Page 37, Register's Office for said County. Said Lot No. 3 fronts 101 feet on the Northeasterly side of Massman Drive, and runs back 421.14 feet on the Northwesterly line and 483.42 feet on the Southeasterly line to a dead line in the rear on which it measures 99.51 feet.

Being the same property conveyed to John Myrick Hayes and Laura Allison St. John as tenants in common each an undivided fifty (50%), by deed from B.M. Williams and Sonia J. Williams of record in Instrument No./Book 20090604-0051678, Register's Office for Davidson County, Tennessee.

APN: 107-09-0-019.00

True Copy Certification

I, Terri Miskell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tender for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

County of Placer)
) ss.
State of CA)

On 8.21.14 before me, Maria Spaeth, Notary Public personally appeared Terri Miskell who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Maria Spaeth

MARIA SPAETH
Commission # 2075526
Notary Public - California
Placer County
My Comm. Expires Aug 20, 2018