QUITCLAIM DEED

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Gaglione	NEW OWNER	
(NAME) **2007 C Lombardy Avenue**	(NAME)	**117-07-0X/1.0**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLEO MARLENE HAYS, KEVIN E. HICKMAN AND SUZANNE B. MOORE, CO-EXECUTORS OF THE ESTATE OF SPENCER HAYS**, HEREINAFTER THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **THE SPENCER HAYS REVOCABLE TRUST,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF THEIR INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 46A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Lombardy Avenue Commons I, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140218-0013953 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Ironwood Investments, LLC and James M. Jacanin to Spencer Hays, of record as Instrument No. 20160418-0036909, in the Register's Office of Davidson County, Tennessee.

The said Spencer Hays, now deceased, leaving Cleo Marlene Hays, Suzanne B. Moore and Kevin E. Hickman, Co-Executors of the Estate of Spencer Hays, with the authority to convey all real property owned by Spencer Hays in accordance with the Last Will of Testament of Spencer Hays, of record in Case No. 17P538, in the Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Bill Garrett Davidson County
Batch# 68836 **DEEDQC**
03/13/2018 04:04:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180313-0023863

unimproved ☐

This is improved ☒ property, known as 2007 C Lombardy Avenue, Nashville, Tennessee 37215

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of February, 2018.

Cleo Marlene Hays, Co Executor
CLEO MARLENE HAYS, CO-EXECUTOR

Co-Executor
KEVIN E. HICKMAN, CO-EXECUTOR

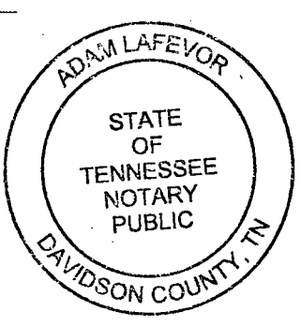
Suzanne B. Moore Co-Executor
SUZANNE B. MOORE, CO-EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of February, 2018, before me personally appeared Cleo Marlene Hays, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she is the Co-Executor of the Esate of Spencer Hays, and that she, as Co-Executor, executed the foregoing instrument for the purpose therein contained.
Witness my hand and official seal, this the 28th day of February, 2018.

Notary Public
My Commission Expires: 5/5/20



STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of February, 2018, before me personally appeared Kevin E. Hickman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Co-Executor of the Esate of Spencer Hays, and that he, as Co-Executor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of February, 2018.

Notary Public
My Commission Expires: 5/5/20



STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of February, 2018, before me personally appeared Suzanne B. Moore, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she is the Co-Executor of the Esate of Spencer Hays, and that she, as Co-Executor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of February, 2018.

Notary Public
My Commission Expires 5/5/20

