WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

Bill Garrett Davidson County
Batch# 72726 DEEDQC
03/23/2018 02:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180323-0027679

INSTRUMENT WAS PREPARED BY:
CHARLES C DRENNON III, ATTORNEY AT LAW
999 S. SHADY GROVE RD SUITE #300
MEMPHIS, TN 38120

2017-07-6600

QUITCLAIM DEED

For and consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **FLORENCE HAYES AND CHERYL HAYES**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **FLORENCE HAYES, AN UNMARRIED PERSON**, hereinafter called the Grantee, her heirs and assigns, the following described land in DAVIDSON County, Tennessee, to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCIBED AS FOLLOWS, TO-WIT:

LAND IN THE NINTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED ON THE SOUTH SIDE OF KENMORE PLACE (FORMERLY WARNER AVENUE) 600 FEET MORE OR LESS WEST OF THE WEST MARGIN OF OXFORD STREET (FORMERLY LANIER STREET) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN LOCATED ON THE SOUTH MARGIN OF KENMORE PLACE, SAID IRON PIN BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED LOT NO.68 OF KENMORE PLACE AS EVIDENCED IN PLAT BOOK 332, PAGE 32, AND 33 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING THE NORTHWEST CORNER OF LOT 67, THENCE; 1.) LEAVING SAID MARGIN AND WITH THE LINE COMMON TO LOT 67 AND THE PROPERTY HEREIN DESCRIBED S 06-10-00 W A DISTANCE OF 250.00 FEET TO AN AXLE BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED AND BEING THE SOUTHWEST CORNER OF LOT 67, THENCE; 2.) LEAVING SAID LINE AND WITH THE LINE COMMON TO LOT 55 AND THE PROPERTY HEREIN DESCRIBED N 83-09-00 W A DISTANCE OF 99.74 FEET TO AN AXLE BEING THE SOUTHWEST CORNER OF LOT 55, AND BEING THE SOUTHEAST CORNER OF LOT 69, THENCE; 3.) LEAVING SAID LINE AND WITH THE LINE COMMON TO LOT 69 AND THE PROPERTY HEREIN DESCRIBED N 06-06-25 E A DISTANCE OF 250.00 FEET TO AN IRON PIN LOCATED ON THE SOUTH MARGIN OF KENMORE PLACE, SAID IRON PIN BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT AND BEING THE NORTHEAST CORNER OF LOT 69, THENCE; 4.) ALONG THE SOUTH MARGIN OF KENMORE PLACE S 83-09-00 E A DISTANCE OF 100.00 FEET TO AN IRON PIN, THE BEGINNING, AND CONTAINING 0.573 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY JESSIE E. WALKER, RLS, PE, DATED 06-22-32.

Being the same property conveyed to the Grantors herein by Warranty Deed dated May 27, 2005 and recorded on June 1, 2005 in the Register's Office of Davidson County, Tennessee as Instrument No. 20050601-0061708.

APN/Tax Parcel ID #: 072 07 0 146.00

Property Address: 1256 KENMORE PLACE, NASHVILLE, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described property; that Grantor has a good right to convey the above-described property; that the above-described property is free from all encumbrances except those of record; and that Grantor and its heirs and assigns will forever warrant and defend the title to all of the above-described property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 16th day of MARCH 2018

FLORENCE HAYES

CHERYL HAYES

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

On this 16th day of MARCH 2018, before me personally appeared FLORENCE HAYES AND CHERYL HAYES, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission Expires: 1/8/19

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF ANY SURVEY AND THE PREPARER DOES NOT MAKE ANY WARRANTY OR REPRESENTATION OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, AS TO THE COMPLETENESS OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN.

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, is $ 0 ,

Florence Hayes
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this 16th day of MARCH, 2018.

(seal)

Notary Public
My Commission Expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Name and Address of Owner:
Florence Hayes
1256 Kenmore Place
Nashville, TN 37216

Send Tax Bills to:
Florence Hayes
1256 Kenmore Place
Nashville, TN 37216

True Copy Certification

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

Victoria Robinson

Signature

State of Maryland
County of Montgomery

Personally appeared before me, Melinda Alban, a notary public for this county and state, Victoria Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melinda Alban

Notary Signature

My Commission Expires: 01/05/2020

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 1/5/2020