THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
WILLIAM N. BENJAMIN JR., ATTORNEY AT LAW
2200 21st Ave South, Suite 318
Nashville, Tennessee 37212

Karen Y Johnson Davidson County
Batch# 148617 DEEDQC
10/03/2018 02:29:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181003-0098281

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Map & Parcel Number:
Crystal D. Hayes 1245 Scarcroft Lane Nashville, TN 37211	Same	Map: 141-05-0A Parcel: 231.00

For and in consideration of the sum of Ten Dollars and Zero Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged Clayton Lamont Hayes, hereinafter called the Grantor, has bargained and sold, and does hereby Quitclaim and convey unto Crystal Hayes, hereinafter called the Grantee, all of his right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 231 on the Plan of Avondale Park, Phase 2, Section 1, as shown on the plan of record in Instrument Number 20110208-0011105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clayton Lamont Hayes, and wife, Crystal Hayes, by Warranty Deed from Michael Eatman and wife, Rebecca Eatman, dated January, 18, 2018 and filed of record in Record Book 4680 Page 356-357, Register's Office for Sumner County, Tennessee.

This is improved property known as 1245 Scarcroft Lane, Nashville, TN 37221

Witness my hand this 25th day of September, 2018:

Clayton Lamont Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, Clayton Lamont Hayes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 25th day of September, 2018:

Notary Public

My Commission Expires: 12-15-21

AUSTIN TYLER KAIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 25th day of September 2018:

Notary Public: My Commission Expires: 12-15-21

AUSTIN TYLER KAIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, L. Braxton Felts, Jr., do hereby make oath that I am 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.

By: _____
L. Braxton Felts, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, William N. Benjamin JR., a Notary Public for this county and state, personally appeared L. Braxton Felts, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 25th day of September, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 10-23-18

WILLIAM N. BENJAMIN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2018