Address of New Owner(s):	Map & Parcel Number:	Send Tax Bills to:
Ben F Haynes Deborah J Haynes Jonathan E Haynes 708 Kendall Dr. Nashville, TN 37209	103-06-0-236.00	New Owner
This instrument prepared by: Jonathan Erwin Haynes, Esq. 708 Kendall Dr., Nashville TN 37209 (615) 598-5481		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ben F Haynes and Deborah J Haynes**, by these presents does hereby quitclaim and convey unto **Ben F Haynes and Deborah J Haynes and Jonathan E Haynes**, it heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled Brookside Courts, Addition No. 3, of record in Plat Book 1835, page(s) 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed by limited warranty deed from The Bank of New York Mellon, as Trustee for TBW Mortgage Backed Trust 2007-1 Mortgage Pass Through Certificates Series 2007-1 to Ben F Haynes and Deborah J Haynes, as described in Instrument No. 20120828-0077631, dated August 7, 2012 and recorded August 28, 2012 in the Register's Office for Davidson County, Tennessee.

Being also known as 708 Kendall Dr., Nashville, TN 37209

Karen Johnson Davidson County
Batch# 269937 DEEDQC
08/12/2019 12:50:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190812-0080199

STATE OF TENNEESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 12th day of August, 2019.

Affiant

My commission expires: (Affix Seal)

PAULA LUCAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

3-8-21

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this _____ day of _____, 2019.

Ben F Haynes

Deborah J Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ben F Haynes and Deborah J Haynes, with whom I am personally acquainted (of proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of August, 2019.

My Commission Expires on 3-8-21

Notary Public

PAULA LUCAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Waiver of Liability and Acknowledgment of Quitclaim Deed

The undersigned(s) is transferring property (708 Kendall Dr., Nashville, TN 37209) pursuant to a Quitclaim Deed prepared by Jonathan E Haynes, Esq. The undersigned hereby acknowledges that he/she/they is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Jonathan E Haynes, Esq. for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Further, Jonathan E Haynes, Esq. is not insuring the title of the property being transferred pursuant to the Quitclaim Deed.

The undersigned transferor(s) also agree to hold harmless Jonathan E Haynes, Esq. for any obligation, duties commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property via Quitclaim should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and government entities, or if such transfer causes additional liens to attach to the property.

The undersigned(s) further acknowledge that they are of sound mind and capacity to enter into this Quitclaim conveyance voluntarily without undue influence of Jonathan E Haynes, Esq. who prepared the instrument at the request of his mother, Deborah J Haynes, and his father, Ben F Haynes.

Ben F Haynes

Deborah J Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ben F Haynes and Deborah J Haynes, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of August, 2019.

Paula Lucas
Notary Public

My commission expires on 3-8-21

PAULA LUCAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY