# QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 337133 DEEDQC
01/02/2020 09:45:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200102-0000186

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-26-20
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY and RETURN TO:**
CRUMP & RICHARDSON, PLLC, 2043 N. Ocoee Street, NE, Cleveland, TN 37311

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **William F. Hayslett, Jr. and Musenge L. Hayslett** | **IServe Residential Lending LLC** | **142-11-0B-010.00-CO** |
| (NAME) | (NAME) | |
| **712 Magnolia Trail** | **16745 W. Bernardo Drive Suite 100** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | **San Diego, CA 92127-1908** | |
| (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,

**William F. Hayslett aka William F. Hayslett, Jr and Musenge L. Hayslett, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**William F. Hayslett, Jr. and wife Musenge L. Hayslett**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat Magnolia Place of record in Plat Book 7900, Page 729, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William F. Hayslett and Musenge L. Hayslett, husband and wife by Warranty deed from Akram F. Barzani and wife, Shler Barzani of record in Instrument No. 20160831-0091482 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 31, 2016.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 729 and Book 7900, Page 179, Register's Office for Davidson County, Tennessee.

Subject to Charter of record in Book 9391, Page 887, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

Subject to Easement for Sewer of record in Book 7788, Page 977 and Book 7803, Page 640, in the Register's Office for Davidson County, Tennessee.

Subject to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9367, Page 807, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

unimproved ☐
This is improved ☒ property, known as **712 Magnolia Trail Nashville TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns. 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 our hands this 26th day of December, 2019.

William F. Hayslett

Musenge L. Hayslett

aka William F. Hayslett, Jr.

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me James A. Farley of the state and county mentioned personally appeared, **William F. Hayseltt aka William F. Hayslett, Jr. and Musenge Hayslett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 26th day of December, 2019.

**Notary Public**

My Commission Expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.