This Instrument Prepared By:

Elizabeth Ryder Sykes, Esq.
320 Seven Springs Way
Suite 110
Brentwood, TN 37027
(615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE GRANTOR AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.:**
David Hinton Hay and Melissa Lincoln Hay 108 Carriage Court Brentwood, TN 37027	--Same--	171-030-A-212.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF no monetary consideration, but for the express purpose of making a reconveyance, I, **MELISSA LINCOLN HAY (formerly known as MELISSA L. SCHOEMER)**, by these presents, do hereby quitclaim and convey unto **DAVID HINTON HAY**, and wife, **MELISSA LINCOLN HAY**, jointly as tenants by the entirety, their successors and assigns forever, all my right, title and interest in and to the tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 5 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Five, Revision One of record in Plat Book 9700 page 578, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

THIS CONVEYENCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Being the same property conveyed to Melissa L. Schoemer, an unmarried woman, by Warranty Deed from Terry L. Applegate, an unmarried woman, of record in Instrument Number 20121207-0112878, Registers Office for Davidson County, Tennessee, dated December 3, 2012.

This Property is improved property known as 108 Carriage Court, Brentwood, Tennessee 37027.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 559043 DEEDQC
01/22/2021 01:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210122-0009996

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of January, 2021.

GRANTOR:

Melissa Lincoln Hay

MELISSA LINCOLN HAY
(formerly known as MELISSA L. SCHOEMER)

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 - .

Melissa Lincoln Hay

Affiant

Sworn to and subscribed before me this 20th day of January, 2021.

Elizabeth Ryder Sykes

Notary Public

My Commission Expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **MELISSA LINCOLN HAY (formerly known as MELISSA L. SCHOEMER)**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this 20th day of January, 2021.

Elizabeth Ryder Sykes

Notary Public

My Commission Expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley
Notary Public

My Commission expires: 3/7/2023