Karen Johnson Davidson County
Batch# 567588 DEEDQC
02/03/2021 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210203-0015820

Prepared by:
Hywater Title, LLC
1800 South Rutherford
Boulevard, #203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kristin Palermo
Affiant

Subscribed and Sworn before me this 19th day of January 2021.

Notary Public
My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Phillip Daniel Haves 4128 Lealand Ln Nashville, TN 37204	The same	163-00-0-_____

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, **PHILLIP DANIEL HAYES,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **PHILLIP DANIEL HAYES,** hereinafter the Grantee(s), all the right, title and interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Property located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 10.00 on Davidson County Property Map 163-00, also being Lot 27 of the Shields Antioch Plan of Lands of record in Plat Book 57, Page 111, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an Iron Rod (New) on the northerly right-of-way of Ottenville Avenue (40' Right-of-Way), being the southwest corner of the property conveyed to Nicole Arnold and Tiffany Arnold of record in Instrument No. 20180906-0088583, Register's Office for Davidson County, Tennessee and being the southeast corner of the herein described property; Thence, following the northerly right-of-way of Ottenville Avenue, North 82 Degrees 20 Minutes 56 Seconds West, 100.00 Feet to an Iron Rod (New), being the southeast corner of Lot 28 of the Shields Antioch Plan of Lands of record in Plat Book 57, Page 111, Register's Office for Davidson County, Tennessee; Thence, leaving Ottenville Avenue and following the easterly boundary of said Lot 28, North 07 Degrees 37 Minutes 32 Seconds East, 177.96 Feet to an Iron Rod (New) on the southerly right-of-way of Moss Road (50' Right-of-way), being the northeast corner of said Lot 28; Thence, following the southerly right-of-way of Moss Road, South 82 Degrees 23 Minutes 09 Seconds East, 100.00 Feet to an Iron Rod (New), being the northwest corner of the forementioned Arnold property; Thence, following the westerly boundary of said Arnold property, South 07 Degrees 37 Minutes 32 Seconds West, 178.02 Feet to the Point of Beginning. Containing 17,799 square feet or 0.41 acres.

Being part of the same property conveyed to Phillip Daniel Hayes of record in Instrument No. 20201006-0115979, Register's Office for Davidson County, Tennessee.

This property is improved property known as _____ **Ottenville Avenue, Nashville, TN 37013.**

Witness my hand this 19th day of January, 2021.

PHILLIP DANIEL HAYES

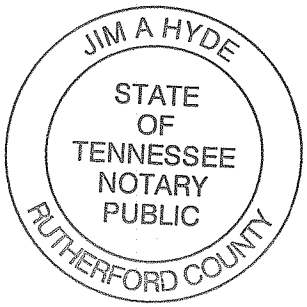
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phillip Daniel Hayes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 19th day of January, 2021.

Notary

My commission expires: 09/19/2022



Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY