QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Bernice C. Haynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF February, 20 21.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

JM-SB-LHL-21-512

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bernice C. Haynes, unmarried and Luteka Brooke Haynes, an unmarried woman	**NEW OWNER**	
(NAME)	(NAME)	**075-04-0-123.00**
512 Augusta Drive,		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BERNICE C. HAYNES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BERNICE C. HAYNES, UNMARRIED AND LUTEKA BROOKE HAYNES, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 404 on the Plan of Tulip Grove, Section 6, as of Record in Book 4460, Page 19, Register's Office for Said County.

Said Lot Fronts 100 Feet on the Westerly Side of Augusta Drive and Extends Back 156.90 Feet on the Northerly Line and 151.88 Feet on the Southerly Line to a Dead Line and Measures 100.05 Feet Thereon.

Being the same property conveyed to Bernice C. Haynes, unmarried by Warranty deed from James C. Ball, Jr and wife, Ansil N. Bell of record in Instrument No. 20010723-0077996 Register's Office for Davidson County, Tennessee, dated June 29, 2001 and recorded on July 23, 2001.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **Improved** property known as: **512 Augusta Drive, Hermitage, Tennessee 37076**.

Karen Johnson Davidson County
Batch# 574806 **DEEDQC**
02/22/2021 11:32:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210222-0020943

Witness my/our hand(s) this the 9th day of February, 2021.

Bernice C. Haynes 2/9/2021

Bernice C. Haynes

STATE OF TENNESSEE
COUNTY OF DAV DSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERNICE C. HAYNES, the with n named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evider ce), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of February, 2021.

Notary Public
My Commission Expires: 5-9-2023

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

(SEAL)

RETURN TO:
Rudy N Bard Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206