Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 19th day of February, 2021.

Notary Public

My Commission Expires:

KARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 578712 DEEDQC
02/25/2021 11:04:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210225-0023807

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Megan Hayes 4302 Elkins Avenue Nashville, TN 37209	New Owner	091-16-0-194.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jonathan Craft Hayes, Jr, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Megan Hayes, unmarried,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of The Plan of Block 8 of Charlotte Park Company's Plan of record in Plat Book 57, Page 103, 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 Jonathan Craft Hayes, Jr. and Megan M. Hayes, husband and wife by Warranty Deed from Jan Lyall Watson and wife Mary Alaina Wells of record in Instrument No 20130327-0030271 Register's Office for Davidson County, Tennessee, dated March 25, 2013 and recorded on March 27, 2013.

By signing this Instrument Jonathan Craft Hayes, Jr., his respective heirs and assigns, hereby releases any claim, action or lien right he has against subject property pursuant to Marital Dissolution Agreement Docket No. 20D533 filed in the Circuit Court for Davidson County, Tennessee at Nashville.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February 2021.

Jonathan Craft Hayes, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jonathan Craft Hayes, Jr the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of February 2021.

Notary Public
My Commission Expires: 05/03/2021

M ALEXIS MENDL
STATE OF TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON