Karen Johnson Davidson County
Batch# 640673 DEEDQC
05/20/2021 12:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210520-0068682

File Number: ORG-36479

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Arnold G. Hayes and **Robin Harris-Hayes**, 405 Ramble Wood Cir., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 165160A0220000

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Arnold G. Hayes, hereinafter grantor, whose tax-mailing address is **405 Ramble Wood Cir., Nashville, TN 37221**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Arnold G. Hayes** and wife, **Robin Harris-Hayes**, hereinafter grantees, whose tax mailing address is **405 Ramble Wood Cir., Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAN TRACT OR PARCEL OF LAND N DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BENG LOT NO. 22 ON THE PLAN OF STONEMEADE, SECTION I, AS OF RECORD IN BOOK 6900, PAGES 800 AND 801, REGISTERS OFFICE FOR DAVOSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. APN: 165160A0220000 Being the same premises conveyed tom CENTEX REAL ESTATE CORPORATION b ARNOLD G. HAVES AND WEE. VIVIAN R. HAYES ma deed dated 04/23/1992 and recorded date 05/05/1992 al Book 8618, Page 977 of the official records. Property Address is: 405 Ramble Wood Cir., Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 8618, Page 977 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 165160A0220000

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 5/4/, 2021:

Arnold G. Hayes

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 5/4/, 2021 by **Arnold G. Hayes** who is personally known to me or has produced DRIVERS LIC as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:03-07-2023

State of TN
County of DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4th day of MAY, 2021.

Affiant

ARNOLD G. HAYES
Print Name

(Seal)

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3/7/23

MARK GROLL
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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