THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 684598 DEEDQC
07/27/2021 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210727-0100857

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Philip H. Mayes Jean H. Mayes 2709 Abbot Martin Road Unit 4-A Nashville, TN 37215	New owner	117-13A-132

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Philip H. Mayes, married**, by these presents does hereby quitclaim and convey unto, **Philip H. Mayes and Jean H. Mayes, married**, their successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 4-A, located on Lot No. 4, as shown on the map entitled Pointset Condominiums, of record in Plat Book 5050, page(s) 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ben R. Mayes and wife, Evalyn B. Mayes, by deed of record in Book 6728, page 643, said Register's Office. The said Ben R. Mayes having predeceased Evalyn B. Mayes and the said Evalyn B. Mayes having since died. The Will of Evalyn B. Mayes of record in Docket No. 03P—10, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property to Mary Mayes Fischer, Evalyn Mayes Sanders, Ben R. Mayes, Jr. and Philip H. Mayes.

Being the same property conveyed to Philip H. Mayes by Warranty Deed dated August 12, 2003 and recorded on August 13, 2003, of record in Instrument Number 20030813-0116639, Register's Office for Davidson County.

Being also known as 2709 Abbot Martin Road, Unit 4-A, Nashville, TN 37215.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 23 day of July, 2021.

Affiant

My commission expires: 05-05-25
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of July, 2021.

Philip H Mayes

Philip H. Mayes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Philip H. Mayes**, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23 day of July, 2021.

Notary Public

My Commission Expires: 05-05-25

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/26/2021 (date ~~of document~~).

Affiant Signature

07/26/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of July 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025