(3)

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 685083 **DEEDQC**
07/28/2021 10:39:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210728-0101433

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 20th day of July, 2021.

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24

NOTARY PUBLIC

Address New Owners as Follows:
Jacob M. Hayes
2705 Vance Avenue
Nashville, TN 37208

Send Tax Bills To:
SAME

Map-Parcel:
081-06-0-036.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jacob M. Hayes, a single man** Grantor, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property **to Jacob M. Hayes, a single man and Jacqueline Hunt, a single woman Joint Tenants with Right of Survivorship,** Grantee. Said property conveyed herein is described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Cumberland Gardens of record in Plat Book 2900, Page (s) 3 and 4, 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 Jacob M. Hayes, single man by Warranty Deed from JJCW, LLC, a Florida limited liability company of record in Instrument No. 20210728-0101431 Register's Office for Davidson County, Tennessee.
>
> This property is known as: 2705 Vance Avenue Nashville, TN 37208

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 20th day of July, 2021.

Jacob M. Hayes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jacob M. Hayes**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 20th day of July, 2021.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 20, 2024

My Commission Expires: 7.20.24