Karen Johnson Davidson County
Batch# 836117 DEEDQC
04/07/2022 12:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220407-0040550

THIS DOCUMENT PREPARED BY:
Bryan Howard
2319 Crestmoor Road
Nashville, TN 37215
(615) 627-4444

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE.

Max D. Haught
Affiant

Subscribed and sworn to before me, this 31st day of March, 2022.

Bryan Howard
Notary Public

My Commission Expires: _____

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2025

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Max D. Haught, Trustee 830 Tyne Valley Court Nashville, TN 37220	SAME	Map-Parcel Numbers: Part of OH12673 (146-06-0-044) Part of OH12560 (146-6-14) Part of OH12675 (146-6-7.0) Part of OH12674 (146-6-43)

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Max D. Haught, Trustee of the Haught Tennessee Community Property Trust dated December 20, 2018 (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring the Grantor's entire interest in the subject parcel of real property, hereby releases, remises and quitclaims unto, Max D. Haught, Trustee of the Max D. Haught Revocable Trust dated March

31, 2022, all right, title and interest of the Grantor in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

WITNESS my hand on March 31, 2022.

Haught Tennessee Community Property Trust dated December 20, 2018

By: _____

Max D. Haught, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Max D. Haught, Trustee, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the March 31, 2022.

_____

Notary Public

My Commission Expires: _____

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2025

EXHIBIT A

Legal Description

This is improved property known as 830 Tyne Valley Court, Nashville, TN 37220. Land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the southerly margin of the cul de sac of Tyne Valley Court being the most northwesterly corner of Lot 9 on the Plan of Treemont, of record as aforesaid; thence, leaving said margin south 26 degrees 03 minutes 01 seconds east 418.03 feet to a concrete monument; thence south 54 degrees 54 minutes 13 seconds west 50.00 feet to a concrete monument; thence south 54 degrees 55 minutes 49 seconds west 72.85 feet to a point: thence, north 46 degrees 26 minutes 45 seconds west 353.68 feet to a point; thence north 11 degrees 20 minutes 32 seconds east 255.54 feet to a point in the southerly margin of the said Tyne Valley Court; thence, south 78 degrees 39 minutes 29 seconds east 18.10 feet to a concrete monument; thence, continuing easterly along said margin, being a curve having a radius of 25.00 feet and a tangent of 13.06 feet, 24.06 feet to a concrete monument; thence, along the southerly margin of the above-referenced cul de sac of the said Tyne Valley Court, being a curve having a radius of 62.50 feet and a tangent of 43.52 feet, 101.31 feet to the point of beginning, containing 2.00 acres more or less.

Being the same property conveyed to the Haught Tennessee Community Trust dated December 20, 2018 by deed from Max D. Haught and wife, Joy G. Haught, of record as Instrument No. 2019014-0001278, Register's Office for Davidson County, Tennessee.

This is improved property known as 830 Tyne Valley Court, Nashville, TN 37220.

Tennessee Certification of Electronic Document

I, Bryan Howard, 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 March 31, 2022 (date of document).

Bryan Howard
Affiant Signature

3/31/2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of March, 2022.

Dianne Jaynes
Notary's Signature

My Commission Expires: 10/2/2023

NOTARY'S SEAL

