This Instrument Prepared By:
Ronald H. Bice, Jr.
Attorney at Law
4515 Harding Road, Suite 103
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 837594 DEEDQC
04/11/2022 10:26:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220411-0041647

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.: 081-07-0-222.0
Charles F. Hubbard 1815 16th Avenue N. Nashville, TN 37215	Same	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, WILLIE HAYNES, a married man, (as corrected from William Haynes by Scrivener's Affidavit recorded as Instrument No. 20220323-0033392 in the Register's Office for Davidson County, Tennessee) and wife, FRANCES HAYNES, have this day quitclaimed, bargained and sold, and do hereby transfer and convey unto, CHARLES F. HUBBARD, hereinafter referred to as Grantee, and his heirs, representatives, successors and assigns, their entire interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING the southerly 33 feet of Lot No. 29 of the W.H. Butler's subdivision, as recorded in Book 57, Page 98, Register's Office for said County. Said Part of Lot 29 fronts 33 feet on the westerly side of 6th Avenue North, formerly Butler Street, and runs back between parallel lines 145.6 feet to an alley.

Being the being the same property conveyed to Willie Haynes (as corrected from William Haynes by Scrivener's Affidavit recorded as Instrument No. 20220323-0033392 in the Register's Office for Davidson County, Tennessee) by Statutory Warranty Deed from Julian Holding LLC, of record as Instrument No. 20220314-0029046 in the Register's Office for Davidson County, Tennessee. The said Frances Haynes joins in this conveyance for the sole purpose of conveying her marital rights in said property.

This is improved property known as 1815 16th Avenue N., Nashville, TN 37208.

Witness our hands this 7th day of April, 2022.

WILLIE HAYNES

FRANCES HAYNES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIE HAYNES and wife, FRANCES HAYNES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained..

Witness my hand and official seal this the 7th day of April, 2022.

Notary Public

My Commission Expires: 09/08/25

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $-0-.
Subscribed and sworn to before me, this the 7th day of April, 2022.

Charles F Hubbard
AFFIANT

Ronald H Bice Jr
NOTARY PUBLIC

My Commission Expires: 09/08/25

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN