Karen Johnson Davidson County
Batch# 903735 DEEDQC
08/16/2022 08:39:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220816-0092591

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 - .

Affiant

Subscribed and sworn to before me this 10th day of August, 2022.

Notary Public

My Commission expires: 1.3.23

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37208

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Robert A. Hayes and Carmela Joy Hayes, Trustees **140 Kenner Avenue** **Nashville, TN 37205**	**Robert A. Hayes and Carmela Joy Hayes, Trustees** **811 N. 16th Street** **Nashville, TN 37206**	**Map 116-3** **Parcel 68**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Robert A. Hayes, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto Robert A. Hayes and Carmela Joy Hayes, Co-Trustees, and their successors in trust, of The Robert Alan Hayes and Carmela Joy Hayes Revocable Living Trust, its successors and assigns, his entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 14 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for said County.

Said part of Lot No. 14 fronts 50 feet on the easterly margin of Kenner Avenue, and extends back 212.25 feet on the northerly line, and 209.0 feet on the southerly line, to a line on the rear at a ten foot reserved strip on which it measures 50.08 feet, more or less.

BEING the same property as conveyed to Robert A. Hayes and wife, Sharon E. Hayes by deed from Sterling K. Curry and wife, Alexandra S. Curry of record in Book 8022, Page 297, Register's Office for Davidson County, Tennessee.

This is improved property known as 140 Kenner Avenue, Nashville, Tennessee 37205.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 10th day of August, 2022

Robert A. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Robert A. Hayes, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2022.

Notary Public

My commission expires: 1-3-23

Leslie Walsh
State of Tennessee Notary Public
Davidson County

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.