This Instrument Prepared by:
**J. Michael Robbins**, BPR#32342
**Vasek & Robbins, PLLC**
103 West Main Street
Lebanon, TN 37087
(615) 549-8909

Karen Johnson Davidson County
Batch# 944674 DEEDQC
11/23/2022 03:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221123-0124152

**THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.**

| New Owners: | Send Tax Bills to: | Map-Parcel #'s: |
|---|---|---|
| The Tayes Family Living Trust | New Owner | Map: 097 04 0 |
| 4848 Harpeth Peytonsville Road | | Group: |
| Thompson's Station, TN 37179 | | Parcel: 047.00 |

## QUITCLAIM DEED

This quitclaim deed is made this 20th day of October 2022, by **Johnny C. Tayes and Lesley L. Tayes,** Grantors, of the City of Thompson's Station, County of Williamson, State of Tennessee, to **Johnny C. Tayes and Lesley L. Tayes in their capacity as Trustees of the Tayes Family Living Trust U/A/D October 20, 2022,** Grantees, of the City of Thompson's Station, County of Williamson, State of Tennessee.

Grantors, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantees, receipt of which is hereby acknowledged, have bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto, to **Johnny C. Tayes and Lesley L. Tayes in their capacity as Trustees of the Tayes Family Living Trust U/A/D October 20, 2022,** all of their right, title, and interest in and to the following described real property located in Davidson County, Tennessee, and more fully described in the

description attached hereto and incorporated herein as **Exhibit "A"**. This is improved property commonly known as 5944 Port Yakima Court, Hermitage, Tennessee 37076.

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

Grantors intend to retain the tenancy by the entirety status of this real property pursuant to T.C.A. § 35-15-510.

In witness, Grantors have executed this deed on the date first written above.

**Johnny C. Tayes**, Grantor

**Lesley L. Tayes**, Grantor

**STATE OF TENNESSE**
**COUNTY OF WILSON**

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Johnny C. Tayes**, with whom I am personally acquainted, or who proved to me his identity upon satisfactory evidence, and who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

My commission expires 8/19/23

MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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**STATE OF TENNESSE**
**COUNTY OF WILSON**

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Lesley L. Tayes**, with whom I am personally acquainted, or who proved to me her identity upon satisfactory evidence, and who acknowledged that she executed this instrument for the purposes contained therein.

Notary Public

My commission expires 8/19/23

MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value for this transfer is $ 0.00.

**Johnny C. Tayes, Trustee**

Sworn to and subscribed before me this 20th day of October 2022.

Notary Public
My commission expires 8/19/23

MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

## Exhibit A — Property Description

Land in Davidson County, Tennessee, being Lot No. 89, on the Plan of Section One, Lake Park, of record in Book 4175, Pages 134 and 135, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Juan Gonzales, II, married by deed from Jay Rice and wife, Lee Ann Rice, dated December 16, 2011, recorded February 3, 2012, of record in Instrument No. 20120203-0010157, Register's Office for Davidson County, Tennessee. The said Juan Gonzales, II is a/k/a/ Juan Li Gonzales and Johnny Gonzales.

Being the same property conveyed to Johnny Tayes and Lesley Tayes, husband and wife, from Juan Gonzales, II, and Sylvia N. Gonzales, by Warranty Deed dated June 16, 2014, recorded June 19, 2014, of record in Instrument No. 20140619-0053729, Register's Office for Davidson County, Tennessee.

Sylvia N. Gonzales, spouse of the Grantor, hereby joins in the execution of the above-referenced instrument for the purpose of conveying any marital interests she may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5944 Port Yakima Court, Hermitage, TN 37076.

# Certificate of Authenticity

I, J. Michael Robbins, do hereby make oath that I am a licensed attorney and/or 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 October 20, 2022.

J. Michael Robbins

10/20/22
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on 20th day of October 2022.

Amy Christian
Notary Public

My Commission Expires: 7-22-25

AMY CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON