Karen Johnson Davidson County
Batch# 958982 DEEDWARR
01/09/2023 09:02:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230109-0001519

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

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Equitus Law Alliance, PLLC
P.O. Box 280240
Nashville, TN 37228-0240

FROM: Robert A. Hayes and Carmela Joy Hayes, Co-Trustees of The Robert Alan Hayes and Carmela Joy Hayes Revocable Living Trust ("GRANTORS")

TO: Robert A. Hayes and Carmela Joy Hayes ("GRANTEES")

New Owners are as Follows:
Robert A. Hayes and Carmela Joy Hayes
811 N. 16th Street
Nashville, TN 37206

Send Tax Bills to:
Robert A. Hayes and Carmela Joy Hayes
811 N. 16th Street
Nashville, TN 37206

Map-Parcel Numbers:
08306004300

TRUSTEE'S DEED

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

> Being Lot No. 5 and part of Lot No. 4 on the Plan of Second Subdivision of Weakley Home Tract, as of record in Plat Book 547, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert Hayes and Carmela Joy Hayes, Co-Trustees of The Robert Alan Hayes and Carmela Joy Hayes Revocable Living Trust, by quit claim deed from Robert A. Hayes and Carmela Joy Hayes, husband and wife, dated 8/10/2022 and recorded on 8/16/2022 in Instrument No. 20220816-0092590, said register's office for said county.
>
> This is improved property known as 811 N 16th Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert A. Hayes and Carmela Joy Hayes, Co-Trustees of The Robert Alan Hayes and Carmela Joy Hayes Revocable Living Trust, their successors and assigns, forever, in fee simple.

And the Co-Trustees do covenant with the said, Robert A. Hayes and Carmela Joy Hayes, husband and wife, their heirs, successors and assigns, that they are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, except for all existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

GRANTORS covenant with GRANTEES that they have done nothing in their capacity as Co-Trustees to impair the title as received by GRANTORS while in their possession, and they will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

WITNESS my hand, this 5th day of January, 2023.

THE ROBERT ALAN HAYES AND CARMELA JOY HAYES REVOCABLE LIVING TRUST

Robert Alan Hayes, Co-Trustee

Carmela Joy Hayes

Carmela Joy Hayes, Co-Trustee

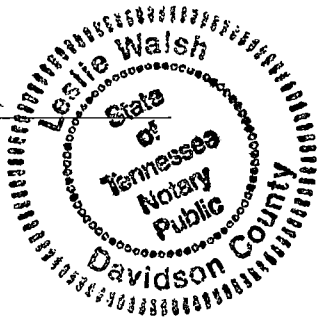
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Robert Alan Hayes, with whom I am personally acquainted, and who acknowledged that he is a Co-Trustee of The Robert Alan Hayes and Carmela Joy Hayes Revocable Living Trust and is authorized to execute this instrument on behalf of the Trust and that as such he executed this instrument for the Trust for the purposes therein contained.

Witness my hand, this 5th day of January, 2023.

Notary Public

My commission expires: 11.2.26



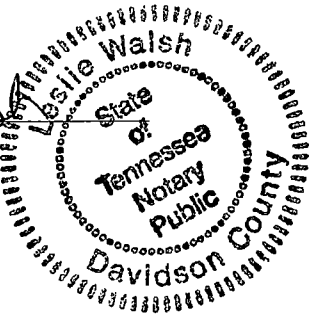
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Carmela Joy Hayes, with whom I am personally acquainted, and who acknowledged that she is a Co-Trustee of The Robert Alan Hayes and Carmela Joy Hayes Revocable Living Trust and is authorized to execute this instrument on behalf of the Trust and that as such she executed this instrument for the Trust for the purposes therein contained.

Witness my hand, this 5th day of January, 2023.

Notary Public

My commission expires: 11.2.26



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

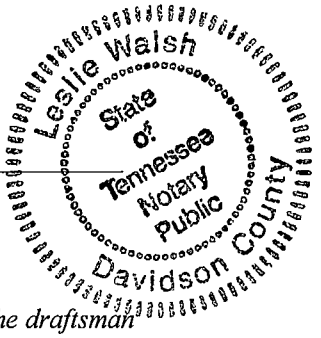
The actual consideration of value for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 5th day of January, 2023.

Leslie Walsh
Notary Public

My Commission Expires: 11-2-26



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.