Karen Johnson Davidson County
Batch# 972880 DEEDQC
02/22/2023 09:51:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230222-0012387

BOX 10-A

This Instrument Prepared By:
J. Greg Hardeman
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:

Melanie M. Byers
James M. Byers
6024 Hagars Grove Pass
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

MAP & PARCEL:

Map/Parcel: 098 10 0A 007.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid we, **Melanie M. Byers** and **James M. Byers**, do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Melanie M. Byers** and **James M. Byers,** husband and wife, for the purpose of establishing a tenancy by entirety, their heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Being Lot No. 7, on the Plan of Phase One, Hagars Grove, of record in Instrument 200406-14-0069738, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property originally conveyed to James M. Byers and wife, Melanie M. Byers and Jo A. Childs, unmarried, by deed of record in Instrument No. 20050715-0082480, Register's Office for Davidson County, Tennessee.

Jo A. Childs (aka Jo Allison Childs) died with her will being admitted to probate in Davidson County, Tennessee as of record in Docket No. 22P-2315. The interest of Jo A. Childs was conveyed to Melanie M. Byers by Executor's Deed of record in Instrument No. 20230124-0005319, Register's Office for Davidson County, Tennessee.

This is improved property known as 6024 Hagars Grove Pass, Hermitage, TN 37076.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 15th day of February, 2023.

Melanie M. Byers
Melanie M. Byers

James M. Byers
James M. Byers

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melanie M. Byers,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2023.

Notary Public

My Commission Expires: July 9th 2024

HANA HARZANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James M. Byers,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2023.

Notary Public

My Commission Expires: July 9th 2024

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2023.

Notary Public

My Commission Expires:

D. DYLAN PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025