THIS INSTRUMENT PREPARED BY·

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 999510 DEEDQC
05/04/2023 10 20 25 AM 2 pgs
Fees $12 00 Taxes $0 00
20230504-0033120

Box 14

ADDRESS NEW OWNER AS FOLLOWS
Jeffrey Lynn Hale, Trustee
134 Timber Hills Drive
Hendersonville TN 37075

SEND TAX BILLS TO.
New Owner

PARCEL ID
Map 150-09-0-047 00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jeff Hale, also known as Jeffrey Lynn Hale, and wife, Mary Lou Thompson Hale, hereinafter collectively called the Grantors, by these presents do transfer and quitclaim unto Jeffrey Lynn Hale, Trustee of the Jeffrey Lynn Hale Revocable Trust U/A/D May 3, 2018, as to an undivided fifty (50%) percent interest, and Mary Lou Thompson Hale, Trustee of the Mary Lou Thompson Hale Revocable Trust U/A/D May 3, 2018, as to an undivided fifty (50%) percent interest, all of Grantors' interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows. to-wit:

LAND in Davidson County, Tennessee, being Lot No. 213 on the Plan of Forest View Park, Section One, of record in Plat Book 3700, Page 110. Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Erskine Duffey and wife, Eva Estes Duffey, by Deed from Hurbert E. Power and wife, Mary Julie Power, of Book 5143, Page 261, Register's Office for Davidson County, Tennessee.

THE said Eva Estes Duffey died on March 25, 1998, leaving Erskine C. Duffey as the surviving tenant by the entirety. The said Erskine C. Duffey died intestate on October 30, 2010, leaving his sons, Michael Duffey and John W. Duffey as his sole heirs at law. The published obituary of Erskine Duffey also recites that he had two (2) sons, namely John W. Duffey and Michael Duffey.

THE said property was subsequently sold at tax sale to G. Co. Investments, LLC, by the Metropolitan Government by Delinquent Tax Sale. Report of Sale of record in Instrument No. 20170703-0066458, recorded July 3, 2017, Register's Office for Davidson County, Tennessee.

The said John W. Duffey has quitclaimed his ½ interest, or his right of redemption, in said property to Jeff Hale, a married man, by Quitclaim Deed dated September 05, 2017, of record in Instrument No. 20170907-0091885, said Register's Office.

The said property having since been redeemed and was vested or re-vested in the Estate & Heirs of Erksine C. Duffey from the Metropolitan Government of Nashville and Davidson County in its own capacity and for the use and benefit of the State of Tennessee. by Decree for Redemption, filed in Chancery Court for Davidson County, Tennessee, Tax Action No 16-318-I, a copy of which is recorded as Instrument No. 20230413-0027152, Register of Deeds for Davidson County, Tennessee.

The said John W. Duffey had previously quitclaimed his ½ interest and/or his right of redemption to Jeff Hale. However, the property has since been redeemed out of a tax sale and the said John W. Duffey and Michael Duffey have separately conveyed all of their interest in the property to the within named Grantees.

The purpose of this quitclaim deed is to transfer and convey any interest in the property, held individually by Jeff Hale, to the within named Grantees. Although neither Jeff Hale

nor his spouse have ever lived in the subject property, Mary Lou Thompson Hale, spouse of Jeff Hale, has joined in the execution of this quitclaim deed to transfer and convey any interest she may have in and to the property, including without limitation any marital interest.

This Property is commonly known as: 2545 Forest View Drive, Antioch, TN 37013

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of May 2023.

Jeff Hale a/k/a Jeffrey Lynn Hale

Mary Lou Thompson Hale

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeff Hale, also known as Jeffrey Lynn Hale, and Mary Lou Thompson Hale the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 3rd day of May 2023.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

Affiant

Subscribed and sworn to before me this 3rd day of May 2023.

Notary Public
My commission Expires: Nov. 2, 2026

KATHERINE GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.