Karen Johnson Davidson County
Batch# 1004337 DEEDQC
05/17/2023 01:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230517-0037031

QUITCLAIM DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 23-0245

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stacy H. Nelson	New Owner	Map: 05814002200, 06904013100 and 08114013900
(NAME) 138 Highland View Drive	(NAME)	
(ADDRESS) Birmingham, AL 35242	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANN H. HAYNES A/K/A ANN HELLUM HAYNES, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

STACY H. NELSON, married,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Map: 05814002200
Property Address: 4215 W. Hamilton Road, Nashville, TN 37218

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Enchanted Hills, Section 5, of record in Book 3700, Page 132, Register's Office for said County.

Said Lot No. 161 fronts 148.84 feet on the westerly margin of West Hamilton Road and runs back between lines, the northerly line being 349.9 feet and the southerly line being 311.65 feet to a line in the rear measuring 133.6 feet thereon.

Being the same property conveyed to Lonnie Haynes and wife, Ann H. Haynes by deed from W.C. Allen and Irene N. Allen, dated April 1, 1969, of record in Book 4322, Page 799, said Register's Office. The said Lonnie Haynes died June 18, 2010 and title vested in Ann H. Haynes, as surviving tenant by the entirety.

Map: 06904013100
Property Address: 104 Eve Circle, Nashville, TN 37218

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Section 2 Haynes Park Subdivision, of record in Book 4460, Page 51, Register's Office for said County.

Said Lot No. 181 fronts 97.08 feet on the mortherly margin of Eve Circle and extends back 95 feet on the southeasterly line and 128.17 feet on the northwesterly line to a dead line in the rear, measuring 107.57 feet thereon.

Being the same property conveyed to Lonnie Haynes and wife, Ann H. Haynes by deed from Stacy J. Haynes, unmarried, dated March 12, 1982, of record in Book 5861, Page 362, said Register's Office. The said Lonnie Haynes died June 18, 2010 and title vested in Ann H. Haynes, as surviving tenant by the entirety.

Map: 08114013900
Property Address: 2305 Hammond Drive, Nashville, TN 37208

Being Lot No. 60 on the Revised Plan of Fisk Park, of record in Book 2331, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 50 feet on the south side of Hammond Drive and runs back between lines, 90.7 feet on the west line and 140.7 feet on the east line to a dead line in the rear on which it measures 71.4 feet.

Being the same property conveyed to Lonnie Haynes and wife, Ann Hellum Haynes by deed from Claude William Woodard and wife, Margaret L. Woodard, dated August 23, 1957, of record in Book 2694, Page 523, said Register's Office. The said Lonnie Haynes died June 18, 2010 and title vested in Ann Hellum Haynes, as surviving tenant by the entirety.

This is improved property, known as 4215 W. Hamilton Road, Nashville, TN 37218; 104 Eve Circle, Nashville, TN 37218; 2305 Hammond Drive, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of May, 2023.

Ann H. Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann H. Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 17th day of May, 2023.

My Commission Expires:

11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the 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 May 17, 2023.

(AFFIANT) – Anita Lester

May 17, 2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me May 17, 2023.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY