Karen Johnson Davidson County
Batch# 1045092 DEEDQC
09/01/2023 08:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230901-0068550

**Prepared by and Returnable to (After Recordation):**
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

# QUITCLAIM DEED

| Address of New Owner | Send Tax Bill To: | Map & Parcel Nos.: |
|---|---|---|
| John Franklin Hayes and Steven Hayes, Co-Trustees of the Hayes Living Trust 1512 Hunters Lane Nashville, TN 37207 | New Owner | 032-0-00-044.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **JOHN FRANKLIN HAYES,** hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **JOHN FRANKLIN HAYES and STEVEN HAYES, CO-TRUSTEES OF THE HAYES LIVING TRUST U/A DATED AUGUST 31, 2023,** hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being part of the lands of Manson H. Allen, deceased, as of record in Book 142, page 24, Register's Office for said County, and part of a tract adjoining the same in the partition of the lands of William M. Allen, in Book 168, page 603, Register's Office, and being known as Tract 2 on the unrecorded Map of said property made by E.R. Southgate, Surveyor, April 10, 1947, as follows:

Beginning at a point in the centerline of Hunter's Lane, lying west of Dickerson Pike, said point being South 85° West 244.5 feet from the intersection of the centerline of a bridge crossing the Creek; thence, leaving said Lane, North 1° East 1150 feet to a stake; thence east 200 feet to a stake; thence South 4° 15' West 1170 feet, more or less to a point in the center of Hunter's Lane; thence with the same, North 85° West 200 feet to the point of beginning.

Being the same property conveyed to John Franklin Hayes and wife, Dianne Hoover Hayes, by Warranty Deed dated September 12, 1968, from Elizabeth Walker Welck, of record in Book 4268, page 744, said Register's Office.

The said Dianne Hoover Hayes having died on or about August 30, 2003, leaving John Franklin Hayes as the sole tenant by the entirety.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 1512 Hunters Lane, Nashville, TN 37207. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

*[Signatures on following page]*

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 31 day of August, 2023.

**Grantor:**

John Franklin Hayes

**John Franklin Hayes**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public, **John Franklin Hayes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of August, 2023.

Notary Public

My commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

**AFFIDAVIT**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration for this transfer is $ 0.00.

AFFIANT

Sworn to and subscribed before me, this 31 day of August, 2023.

Notary Public

My Commission Expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

# True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on August 31, 2023.

Signature

8/31/2023
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

8/31/2023
Date

My Commission Expires: 1/20/2025

