Karen Johnson Davidson County
Batch# 1051173 DEEDQC
09/18/2023 12:20:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230918-0073083

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Halle Rebekah Hayes **4304 Warner Place** **Nashville, Tennessee 37205-4533**	**130-11-0-013.00**	**Wells Fargo Bank, N.A.** **1 E 22 Street** **Lombard, Illinois 60148**
This instrument prepared based upon information provided by the parties without a title search by: Rachel M. Thomas, Esq. 214 Second Avenue North, Suite 103, Nashville, Tennessee 37201		

The actual consideration or value, whichever is greater, for this transfer is $0.00, in accordance with the conditions of the Final Decree of Divorce entered by the Fourth Circuit Court of Davidson County, Tennessee. This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(v).

HALLE REBEKAH HAYES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this
the 23 day of August, 2023.

NOTARY PUBLIC

My Commission Expires:

CATHERINE TAYLOR LORING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 12-2-25

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), in accordance with the conditions of the Final Decree of Divorce entered by the Fourth Circuit Court of Davidson County, Tennessee, **SCOTT WEST McLAUCHLAN**, ("Grantor"), by these presents, does hereby quitclaim and convey unto **HALLE REBEKAH HAYES**, ("Grantee"), her heirs and assigns, all of Grantor's right, title and interest in and to the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Warner Place Subdivision of record in Plat Book 5200, Page 504, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Halle Rebekah Hayes and Scott West McLauchlan, wife and husband, from Steven J. Puricelli and wife, Anne M. Puricelli, by Warranty Deed of record in Instrument No. 20160513-0047801, Register's Office for Davidson County, Tennessee, dated May 12, 2016 and recorded on May 13, 2016. Halle Rebekah Hayes and Scott West McLauchlan having since divorced. Scott West McLauchlan executes this Quitclaim Deed in accordance with the terms of the Marital Dissolution Agreement filed on December 9, 2022, in Davidson County Fourth Circuit Court under Docket No. 22D-594.

This is improved property known as:
4304 Warner Place, Nashville, Tennessee 37205.

Legal description obtained from prior deed.

This conveyance is subject to any and all existing easements and encumbrances of record. This conveyance is subject to: (1) taxes which have been prorated and assumed by Grantee; (2) all restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; (6) all applicable governmental and zoning regulations.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 23rd day of January, 2023.

SCOTT WEST McLAUCHLAN

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 **SCOTT WEST McLAUCHLAN**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed this instrument for the purposes herein contained.

Witness my hand and seal on this the 23rd day of January, 2023.

KATIE PITTS
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

NOTARY PUBLIC

My Commission Expires: 6-28-25

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION WAS CONDUCTED BY PREPARER. THE LEGAL DESCRIPTIONS HEREIN ARE TAKEN FROM THE PRIOR INSTRUMENTS OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.