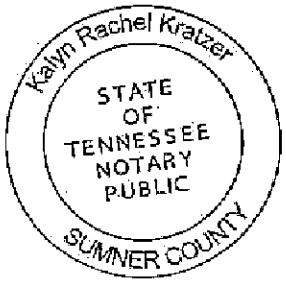
THIS INSTRUMENT PREPARED BY:
Peacock Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710



Karen Johnson Davidson County
Batch# 1061000 DEEDQC
10/16/2023 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231016-0081171

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 24th day of July, 2023.

Notary Public
My Commission Expires: 7/28/25

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
L. Goodman Investments, LLC **116 Agnes Road, Suite 200** **Knoxville, TN 37919**	**L. Goodman Investments, LLC** **116 Agnes Road, Suite 200** **Knoxville, TN 37919**	**145-F-B-105.00-000**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patrick W. Hayes and Jennifer R. Hayes, husband and wife** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **L. Goodman Investments, LLC, a Tennessee limited liability company** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section One, Gra-Mar Acres of record in Plat Book 2133, Page 27, 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 Patrick W. Hayes and Jennifer R. Hayes, husband and wife, by Quitclaim Deed from Patrick W. Hayes and William Burton Hayes, Jr., of record at Instrument number 20191028-0110107, in the Register's Office for Davidson County, Tennessee, dated October 14, 2019.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

This is **improved** property known as: **607 Broadmoor Drive, Nashville, Tennessee 37216**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 24 day of July, 2023.

GRANTORS:

Patrick W. Hayes

Jennifer R. Hayes

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of July, 2023, before me personally appeared Patrick W. Hayes and Jennifer R. Hayes, husband and wife, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 24th day of July, 2023.

Kalyn Rachel Kraetzer

Notary Public
My commission expires: 7/28/25
(SEAL)

Kalyn Rachel Kraetzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Pelcock, 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 July 24, 2023 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 24th day of July, 2023. .

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 19th day of July, 2023.

Notary Public
My commission expires: 1/28/25

(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY