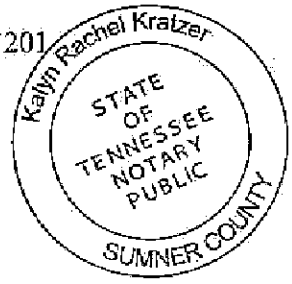
THIS INSTRUMENT PREPARED BY:
Peacock Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710



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

Karen Johnson Davidson County
Batch# 1061000 DEEDQC
10/16/2023 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231016-0081172

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Patrick Hayes & Jennifer Hayes, Trustees 803 North Graycroft Ave. Nashville, TN 37115	**Patrick Hayes & Jennifer Hayes, Trustees 803 North Graycroft Ave. Nashville, TN 37115**	**042-07-0-006**

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 Hayes and Jennifer Hayes, husband and wife** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Patrick Hayes and Jennifer Hayes, Trustees of the Budaismae Living Trust, dated June 9, 2023** ("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:

See attached Exhibit "A."

BEING the same property conveyed to Patrick Hayes and Jennifer Hayes, husband and wife, by Warranty Deed from Sidney R. Naylor and Debbie Ann Naylor, husband and wife, of record at Instrument number 20230322-0020617, in the Register's Office for Davidson County, Tennessee, dated March 15, 2023.

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.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **803 North Graycroft Avenue, Nashville, TN 37115.**

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

GRANTORS:

Patrick Hayes

Jennifer Hayes

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of July, 2023, before me personally appeared Patrick Hayes and Jennifer 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.

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

Kalyn Rachel Kratzer
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.

Exhibit "A"

LAND in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 46 on the map of Section Two, Morning View Subdivision, as of record in Book 2133, Page 99, Register's Office for Davidson County, Tennessee.

SAID Lot No. 46 fronts 284 feet on the westerly side of Graycroft Avenue and runs back 218.79 feet on the northerly line and 220.11 feet on the southerly line, to a dead line, measuring 184 feet thereon.

Certificate of Authenticity

I, Ryan Peacock, 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 24th day of July, 2023.

Notary Public
My commission expires: 7/28/25

(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY