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

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1061000 DEEDQC
10/16/2023 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231016-0081173

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**	**50-15-213.00**

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 Hayes, husband and wife, and William Hayes, Jr., a married man**, ("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. 49 on the Plan of Sky View Subdivision as of record in Book 2331, Pages 54 and 55, Register's Office for Davidson County, Tennessee, and being one and the same property described in that once certain Quitclaim Deed dated June 4, 1984 and recorded in Book 11611, Page 684 of the said Davidson County Register's Office.

Being the same property conveyed to Patrick W. Hayes and Jennifer Hayes, husband and wife, and William Hayes, Jr., a married man, by Warranty Deed from Connie Ferguson, Administrator of the Estate of Frances Louise Phelps, deceased, of record at Instrument number 20210305-0029623, in the Register's Office for Davidson County, Tennessee, dated February 26, 2021.

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: **3806 Edwards Avenue, Nashville, Tennessee 37216**.

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

GRANTORS:

Patrick Hayes

Jennifer Rodriguez, now known as Jennifer Hayes

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of July, 2023, before me personally appeared Patrick Hayes and Jennifer Rodriguez, now known as Jennifer Hayes, 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 Kratzer
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.

GRANTORS:

William Hayes, Jr.

STATE OF _____
COUNTY OF Orange

On this the 5 day of August, 2023, before me personally appeared William Hayes, Jr., a married man, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 5 day of August, 2023.

Notary Public
My commission expires: 2/9/2024
(SEAL)

JAMES T. DUNCAN
COMM...2318986
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. February 9, 2024

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 Pencock, 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.

Kalyn Rachel Krabzer

Notary Public
My commission expires: 7/28/25

(SEAL)

Kalyn Rachel Krabzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY