Karen Johnson Davidson County
Batch# 1061534 DEEDQC
10/17/2023 02:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231017-0081472

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

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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**	**061 14 0 202.00**

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 Hayes and Jennifer Rodriguez, now known as Jennifer 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. 2 of the resubdivision of Lot No. 164 on the Plan of Maplewood Heights of record in Plat Book 5190, Page 274, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Patrick Hayes and Jennifer Rodriguez, husband and wife, by Warranty Deed from Justin Rogers, a married man, of record at Instrument number 20160520-0050654, in the Register's Office for Davidson County, Tennessee, dated May 12, 2016. The said Jennifer Rodriguez is now known as Jennifer Hayes.

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: 337 Oakview Drive, Nashville, Tennessee 37207.

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

GRANTORS:

Patrick W. 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.

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

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit "A"

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.

Certificate of Authenticity

I, Ryan Pearock, 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