This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1156539 DEEDQC
07/11/2024 10:08:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240711-0051932

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Travis Jeffrey Hailey 1305 Carriage Park Drive Hermitage, TN 37076	Same	086120E22500CO

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is Zero Dollars ($0.00).

TRAVIS JEFFREY HAILEY

JANET L. FLINT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

SWORN TO AND SUBSCRIBED before me this 13th day of JUNE 2024.

NOTARY PUBLIC
My Commission Expires: 5/5/25

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Final Decree of Divorce entered on JULY 3, 2024, in the Fourth Circuit Court for Davidson County, Tennessee, in the case of *Travis Jeffrey Hailey v. Lonnie Gandy Hailey*, Docket Number 24D232,Lonnie Gandy Hailey has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Travis Jeffrey Hailey, his heirs, successors, and assigns, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 225, on the plan of RIVERBROOK, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210701-0089420, amended and restated in Instrument 20211112-0150682, amended and restated in Instrument 20211207-0162045,

amended in Instrument 20220118-0006984, Instrument 20220222-0019829, and further amended in Instrument 20230602-0041731, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Travis Hailey, a married man, by Special Warranty Deed dated April 22, 2024, from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument 20240423-0029257, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1305 Carriage Park Drive, Hermitage, TN 37076.

LONNIE GANDY HAILEY

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, Brandi Burleson a Notary Public in and for said County and State, the within named LONNIE GANDY HAILEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2024.

BRANDI BURLESON TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: September 8th, 2025

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.