Karen Johnson Davidson County
Batch# 1159024 DEEDQC
07/17/2024 09:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240717-0053692

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Michael Troy Haley, Trustee, Affiant Subscribed and sworn to before me, this 10th day of July, 2024. Notary Public My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Michael Troy Haley and/or Lydiabeth Morrow Haley, Trustees 4318 Prescott Road Nashville, TN 37204	SAME	132-07-0 033.00 120-09-173.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Troy Haley and wife, Lydiabeth Morrow Haley**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Michael Troy Haley and/or Lydiabeth Morrow Haley, Trustees of the Troy & Beth Haley Living Trust, established by the Revocable Trust Agreement of Michael Troy Haley and Lydiabeth Morrow Haley dated July 10, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 10th day of July, 2024.

Michael Troy Haley

Lydiabeth Morrow Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Troy Haley and Lydiabeth Morrow Haley, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of July, 2024.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Tract 1 – Map Parcel - 132-07-0 033.00

LAND in Davidson County, Tennessee, being Lot No. 29 on the Plan of Southmeade, of record in Book 1835, Pages 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LydiaBeth M. Haley and Michael T. Haley, wife and husband, by deed from David Ghazarian and Grace S. Kuyumjian, husband and wife, of record in Instrument No. 20111221-0099600, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2024 Davidson County and subsequent taxes are assumed by the Grantees; and
2. All matters on the Plan of Southmeade (Section I) of record in Book 1835, Page 118 and 119, Register's Office for Davidson County, Tennessee.; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Michael Troy Haley and Michael T. Haley are one and the same person. Lydiabeth Morrow Haley and LydiaBeth M. Haley are one and the same person.

This is improved property known as 4318 Prescott Road, Nashville, Tennessee, 37204.

Tract 2 – Map Parcel - 120-09-173.00

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of The Glenn of record in Plat Book 6900, Page 138, 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 Michael Troy Haley and LydiaBeth M. Haley by deed from George R. Butler, a single man, of record in Instrument No. 20191219-0131251, in the Register's Office for Davidson County, Tennessee,

This conveyance is subject to:

- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page 138, Register's Office for Davidson County, Tennessee.

- Sanitary Sewer Easement of record in Book 3676, Page 528, in the Register's Office for Davidson County, Tennessee.
- An easement 50 feet wide for the right-of-way, construction, maintenance and operation of a lateral railroad tract known as the Avco Spur Tract of the N.C. & St. L. Railroad as condemned by decree of record in Minute Book 38, Page 26, of the Third Circuit Court.
- Restrictive Covenants of record in Book 7948, Page 81 and Book 8073, Page 359, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Lydiabeth Morrow Haley and LydiaBeth M. Haley are one and the same person.

This is improved property known as 716 Glenn Court, Nashville, Tennessee 37217.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 7/10/24.

7/17/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of July, 2024.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

