QUITCLAIM DEED

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

AJ-QCD-24-512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Bernice C. Haynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 2024.

Camille Woods
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bernice C. Haynes and Brooklyn Haynes	**NEW OWNERS**	
(NAME)	(NAME)	
512 Augusta Drive		**075-04-0-123.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN, 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BERNICE C. HAYNES ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

BERNICE C. HAYNES AND BROOKLYN HAYNES, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Lot No. 404 on the Plan of Tulip Grove, Section 6, as of Record in Book 4460, Page 19, Register's Office for Said County.

Said Lot Fronts 100 Feet on the Westerly Side of Augusta Drive and Extends Back 156.90 Feet on the Northerly Line and 151.88 Feet on the Southerly Line to a Dead Line and Measures 100.05 Feet Thereon.

Being the same property conveyed to **BERNICE C. HAYNES,** by Quitclaim Deed, from **BERNICE C. HAYNES, UNMARRIED AND LUTEKA BROOKE HAYNES,** of record in **Instrument No. 20210317-0035265**, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this Instrument.

This is **improved** property known as: **512 Augusta Drive, Hermitage, Tennessee 37076**.

Karen Johnson Davidson County
Batch # 1176445 DEEDQC
09/03/2024 02:50:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240903-0067772

Witness my/our hand(s) this the 29 day of August, 2024.

Bernice C. Haynes

BERNICE C. HAYNES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BERNICE C. HAYNES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 of August, 2024.

Notary Public
My Commission Expires:
(SEAL) Camille Woods

