THE INFORMATION CONTAINED HEREIN WAS PROVIDED BY THE GRANTOR AND PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER HAS MADE NO DETERMINATION AS TO THE STATUS OF THE TITLE OR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN.

This instrument was prepared by:
Griffin Law Group, PLLC
Brandon S. Griffin
Attorney at Law
621 N Spring St.
Sparta, TN 38583

Owner's Name and Tax Address:
The Timothy and Virginia Hayes
Revocable Living Trust
3780 Hoggett Ford Rd
Hermitage, TN 37076

Map Parcel Number 097 02 0A 672.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged that We, **TIMOTHY HAYES and VIRGINIA R. HAYES, husband and wife,** hereinafter referred to as "Grantors", do hereby transfer and convey unto **THE TIMOTHY AND VIRGINIA ROBINSON REVOCABLE LIVING TRUST,** hereinafter referred to as "Grantee", all our right, title and interest in and to this real estate located in the in Davidson County, Tennessee and described as follows:

Land in Davidson Couty, Tennessee, being Lot No. 672 on the Final Plat of Villages of Riverwood, Section One, Phase 7, of record in Instrument No. 20170426-0040821, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record: and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

THE PREVIOUS AND LAST conveyance being a Warranty Deed conveyed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, to **TIMOTHY HAYES and VIRGINIA R. HAYES, husband and wife** recorded in Instrument No. 20180110-0003139- in Register Office for Davidson County, Tennessee.

Karen Johnson
Batch # 1214741
12/11/2024 12:52:37 PM
Fees $12.00 Taxes $0.00

Davidson County
DEEDQC
2 pgs

20241211-0096247

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 11th day of December, 2024.

Timothy Hayes
TIMOTHY HAYES

Virginia R. Hayes
VIRGINIA R HAYES

STATE OF TENNESSEE)
COUNTY OF Putnam)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, TIMOTHY HAYES and VIRGINIA R. HAYES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal on the 11th day of December 2024.

Elizabeth Marie Stafford
NOTARY PUBLIC

My Commission Expires: 03/21/2028

ELIZABETH MARIE STAFFORD
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF Putnam)

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

Timothy Hayes and Virginia R. Hayes
Affiant

Subscribed and sworn to before me this the 11th day of December, 2024.

Elizabeth Marie Stafford
NOTARY PUBLIC

My commission expires: 03/21/2028

ELIZABETH MARIE STAFFORD
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.