Box #14

QUITCLAIM DEED

Karen Johnson
Batch # 1233209
02/04/2025 09 57 30 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250204-0008291

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2025

Notary Public

My commission expires Sept. 8th 2025

(AFFIX SEAL)

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

File no 4891-3

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Christopher Wayne Mayes	NEW OWNER	Map 133-07-0, Parcel 243.00
3706 Grubbs Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Danny Wayne Mayes and Iris Faye Mayes, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Christopher Wayne Mayes, an unmarried man

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

LAND in Davidson County, Tennessee, being Lot No. 35 on the Plan of Parma Heights, of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Danny Wayne Mayes and Iris Faye Mayes, husband and wife by Warranty Deed from Tracey E. Boyers, Executrix of the Estate of Guy Von Kooi, deceased, of record in Instrument No. 20150506-0041223, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Guy Kooi and wife, Charlotte Kooi, by Deed from E. Scot Ervin, unmarried, dated October 15, 1996, of record in Book 10228, page 268, Register's Office for Davidson County, Tennessee. The said Guy Kooi and Charlotte Kooi having since divorced, the said Charlotte Lynn Kooi quitclaimed her interest in said property to Guy Von Kooi by Quitclaim Deed dated January 18, 2008, of record in Instrument No. 20080215-0015355, Register's Office for Davidson County, Tennessee. Guy Von Kooi died June 30, 2014, leaving a Last Will and Testament, dated February 26, 2014, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 2014P1314, (the "Will"). Pursuant to the provisions of said Will, Tracey E. Boyers, was appointed Executor of the Estate of Guy Von Kooi.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

This is improved property, known as: 3706 Grubbs Road, Nashville, TN 37211

Witness my/our hand(s) this 3rd day of February, 2025.

Danny Wayne Mayes

Danny Wayne Mayes

Iris Faye Mayes

Iris Faye Mayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2025.

Jessica D. Puckett

Notary Public

My Commission Expires: Sept. 8th 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY