Return to and

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 6th day of February, 2025.

Brian Payne, Notary Public
My commission expires: September 7, 2026

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson
Batch # 1239578
02/21/2025 11 34 31 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250221-0012974

Address of New Owner:	Send Tax Bills to:	Tax Information:
Daniel Hayes 4128 Lealand Lane Nashville, TN 37204	Same as current	147 01 0 165.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Phillip Daniel Hayes, married,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **BHRE, LLC, a Tennessee Limited Liability Company,** hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of CALDWELL HALL, SECTION 1, REVISED as of record in Plat Book 2900, Pages 57, 58 and 59, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 221 fronts 86.17 feet on the Southwesterly side of Edgeview Drive and extends around a curve to the left 38.10 feet and runs 88 feet on the Southeasterly side of West Longdale Drive and runs back 150.8 feet on the Southwesterly line and 135.1 feet on the Southeasterly line to a point in the rear.

Being the same property conveyed to Phillip Daniel Hayes, married, by warranty deed dated October 28, 2024 by Lisa Ann Ribeck, Executrix of the Estate of Richard Perez, deceased, of record in Instrument No. 20241031-0084631, Office of Register of Deeds of Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal nor marital residence of the Grantor herein.

This is improved property known as 313 Edgeview Drive, Nashville, TN 37211.

Witness my hand this 18 day of February, 2025.

Phillip Daniel Hayes

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 **Phillip Daniel Hayes**, 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 18 day of February, 2025.

Brian Payne, Notary Public

My commission expires: September 7, 2026

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON