Karen Johnson Davidson County
Batch# 1268549 DEEDQC
05/05/2025 10:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250505-0034599

This Instrument Prepared by Ready Now Title Services, LLC, 131 Indian Lake Blvd., Ste 100B, Hendersonville, TN 37075

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned **Eric Hayes, a married man,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Ashley Hayes, unmarried woman,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, in the 8th, formerly the 12th Civil District of said County, being Lot No. 14 on the Plan of Richland Meadows, Section I, as of record in Book 2083, page 40, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the southerly margin of Knob Road at the northwest corner of Lot No. 15 on said plan; thence with a curve in said road southwestwardly 134 feet; thence south 85° 47' east 159.9 feet to the southwest corner of said Lot No. 15; thence with the line between said lots Nos. 14 and 15, northwestwardly 129.7 feet to the beginning.

Being the same property conveyed to James Dennis Hayes and wife, Shelley Hayes by Installment Deed dated November 23, 1979, from Odie G. Hayes and wife, Dorothy Sue Hayes, recorded November 27, 1979, in Book 5535, Page 562, in the Official Records of Davidson County, Tennessee. The said James Dennis Hayes, having since died on April 28, 2015, leaving his spouse, Shelley Hayes, as the remaining tenant by the entirety. Shelly Hayes died testate on December 26, 2020, her will being probated at Case No. 21P410 in the Seventh Circuit Court of Davidson County, Tennessee. Her heirs at law being Ashley Denise Hayes and James Eric Hayes.

Grantor has confirmed that this property is not his primary marital residence and that the home was inherited.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN TESTIMONY WHEREOF I/we have executed this instrument on the **29th** day of **April, 2025.**

Eric Hayes

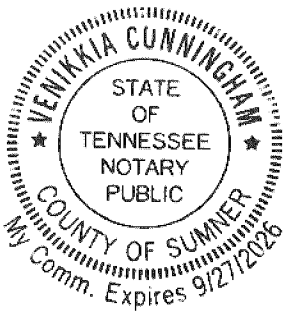
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Eric Hayes,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **29th** day of **April, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

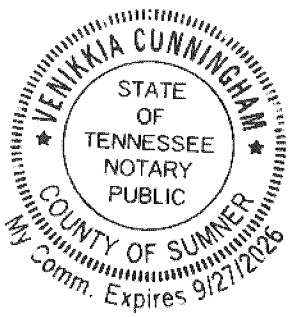
I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the **29th** day of **April, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



PROPERTY ADDRESS: **5425 Knob Road, Nashville, TN 37209**
TAX PARCEL NO.: **103-07-0-062**
PROPERTY OWNER: **Ashley Hayes**
OWNER'S ADDRESS: **5425 Knob Road, Nashville, TN 37209**
MAIL TAX BILLS TO: **Owner at Owner address**

Certificate of Authenticity

I, Drusilla Bryant, 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 4-29-25.

Drusilla Bryant
Affiant Signature

4-29-25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of April, 25.

Notary's Signature

My Commission Expires: _____

Notary's Seal

