Karen Johnson Davidson County
Batch# 1280571 DEEDQC
06/02/2025 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250602-0043179

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Shannon M. Hays
3505 Grace Falls Drive
Nashville, TN 37013

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 164-08-0A; Parcel 007.00)

THIS INSTRUMENT made and entered into on this the 27 day of May, 2025, by and between, **RYAN P. HAYS, AN UNMARRIED MAN,** ("Grantor"), and **SHANNON M. HAYS, AN UNMARRIED WOMAN,** ("Grantee"); pursuant to Final Decree of Divorce, Docket Number 24D-1709, entered April 23, 2025 in the Third Circuit Court for Davidson County, Tennessee at Nashville.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND located in Davidson County, State of Tennessee, being all of Lot No. 200, Final Plat, Section One, Hallmark, "A Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument No. 20050315-0028142, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Shannon M. Graves and husband, Matthew S. Graves, by Warranty Deed dated September 30, 2005, from Jerry Butler Builders, LLC, recorded October 11, 2005, in Instrument No. 20051011-0122556, in the Register's Office of Davidson County, Tennessee. Further conveyed to Shannon M. Hays, a married person, by Quitclaim Deed from Matthew S. Graves, a single person, dated July 2, 2013, and recorded July 3, 2013, in Instrument No. 20130703-0068623, in said Register's Office. Further conveyed to Shannon M. Hays and Ryan P. Hays, wife and husband, by Quitclaim Deed from Shannon M. Hays, dated September 23, 2014, and recorded October 3, 2014, in Instrument No. 20141003-0091484, in said Register's Office.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 3505 Grace Falls Drive, Nashville, TN 37013.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on this the 27 day of May, 2025.

RYAN P. HAYS

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan P. Hays, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 27 day of May, 2025.

Notary Public

My Commission Expires: October 22, 2025

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 27 day of May, 2025.

Notary Public

My Commission Expires: October 22, 2025

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: GTS2-2025-94

True Copy Certification

I, Britany White, 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 the 27 day of May, 2025.

Britany White
Affiant Signature

5/27/25
Date

State of Tennessee)

County of Coffee)

Sworn to and subscribed before me this 27 day of May, 2025.

Lynae Wilder
Notary's Signature

My Commission Expires: October 22, 2025

Notary' Seal (if on paper)

