Karen Johnson
Batch # 1292706
07/02/2025 11 34 20 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250702-0052293

Prepared by and Return to:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
James B. Haynes, Jr. and Jane V. Haynes 4411 Honeywood Drive Nashville, TN 37205	SAME	116-11-012 BM 04175

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged and pursuant to Tennessee Code Annotated Section 66-1-109, JANE V. HAYNES (hereinafter "Grantor"), by these presents and for the purpose of creating an estate of tenancy by the entireties for herself and her husband, JAMES B. HAYNES, JR., does hereby quitclaim and convey unto herself and her husband as tenants by the entirety (hereinafter "Grantees"), their successors and assigns, all of his right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5 and the easterly 20 feet of Lot No. 4 Block "C" in the subdivision of the Thomas H. Malone and the Ellen Fall Malone Lands, known as "Honeywood", in the 7th formerly the 11th Civil District of Davidson County, Tennessee, described according to a plat made by W.B. Southgate, not of record, as follows:
>
> Beginning at a stake on the southerly margin of Honeywood Avenue 919 feet southeasterly from Belle Meade Boulevard; thence southeastwardly 220 feet to a stake, the northwest corner of Lot No. 6 in said Subdivision; thence southwardly 34 ½ degrees west 265 ½ feet to a stake in Belle Meade line the southwest corner of Lot No. 6; thence northwardly along the Belle Meade line 220 feet to a stake; thence northwardly 34 ½ degrees east 275 feet more or less to the beginning.

Being the same property conveyed to Jane V. Haynes by deed from James B. Haynes, Jr. of record in Book 11767, page 758, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4411 Honeywood Drive, Nashville, in Davidson County, TN.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 25 day of June, 2025.

Jane V. Haynes

JANE V. HAYNES, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, JANE V. HAYNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 25th day of June, 2025.

TOMMY C. ESTES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2028

Tommy C. Estes

Notary Public
My Commission Expires: 03-08-2028

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(i) [formerly Section 67-4-409(a)(3)(A)].