Karen Johnson Davidson County
Batch# 1305669 DEEDQC
08/04/2025 09:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250804-0061360

File No: TN-2506-023228-PR

After Recording, Send to:
Gary J. Herlache and Maureen E. Fayhee
106 Teresa Dr., Old Hickory, TN 37138

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Gary J. Herlache and Maureen E. Fayhee, 106 Teresa Dr., Old Hickory, TN 37138

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 053 11 0 106.00

QUITCLAIM DEED

Gary J. Herlache and **Maureen E. Fayhee,** husband and wife, who acquired title as unmarried people ("Grantor"), of **106 Teresa Dr., Old Hickory, TN 37138**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Gary J. Herlache** and **Maureen E. Fayhee,** husband and wife ("Grantee"), whose tax mailing address is **106 Teresa Dr., Old Hickory, TN 37138,** with quitclaim covenants, his/her/their interest in the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OLD HICKORY, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Teresa Drive Subdivision, of record in Plat Book 3842, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address is: 106 Teresa Dr., Old Hickory, TN 37138

Parcel ID: 053 11 0 106.00

And being the same property conveyed to Gary J. Herlache, an unmarried man and Maureen E. Fayhee, an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed from Charles L. Kimes and Beverly JoAnn Kimes, married Recorded 10/21/2015 as Instrument No 20151021-0107243 in the Office of the Davidson County Clerk.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 7/24, 2025.

Gary J. Herlache

Maureen E. Fayhee

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Gary J. Herlache** and **Maureen E. Fayhee**, personally known to me, or has produced TN Driver License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24 day of July, 2025.

Notary Public

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
Oct. 4, 2027

Tennessee Certification of Electronic Document

I, Jalene Ramos, 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 07-24-2025 (date of document).

Affiant Signature

08-01-2025
Date

State of CALIFORNIA

County of ORANGE

Sworn to and subscribed before me this 1st day of August, 2025

ABIGAIL SERNA
COMM. # 2419407
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 2026

A. Serna
Notary's Signature

MY COMMISSION EXPIRES: Oct 4, 2026

NOTARY'S SEAL