This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1315609 DEEDQC
08/28/2025 10:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250828-0068910

THIS INSTRUMENT WAS 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 SMITH.SHOLAR.MILLIKEN.MATTHEWS. PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Shirley Mirenda (NAME)	Same as New Owner (NAME)	052-12-008.00
711 Hallhaven Rd ~~710 River Pass~~ (STREET ADDRESS)	(STREET ADDRESS)	
Portland, TN 37148 ~~Madison, Tennessee 37115~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Donald Hayes, a married man, Shirlena Zimnoski, a married woman, Leora Hayes, an unmarried woman and Douglas Hayes, a married man,** Grantor(s), does hereby quitclaim and convey unto **Shirley Mirenda, an unmarried woman,** the Grantees herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Being Lot No. 26 on the Map of Marlin Meadows, Section III, as of record in Book 2133, Page 26, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Said Lot No. 26 fronts 200 feet on the westerly side of River Pass and extends back between line 318.9 feet on the northerly line and 180 feet on the southerly line to a dead line in the rear on which it measures 242.4 feet.

Being the same property conveyed to Shirley Mirenda, a single individual, Donald Hayes, a married individual Shirlena Zimnoski, a married individual, Leora Hayes, a single individual and Douglas Hayes, a married individual by Quitclaim Deed dated May 5, 2023 from Shirley Mirenda, a single individual, recorded May 8, 2023 as Instrument No. 20230516-0036490, in the Register's Office for Davidson County, Tennessee.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 710 River Pass Madison, Tennessee 37115.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 27th day of August, 2025.

Affiant

My commission expires: 1/30/29
(Affix Seal)

Notary Public

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 25th day of August, 2025.

Donald Hayes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of August, 2025, before me personally appeared, Donald Hayes to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 25th day of August, 2025.

Notary Public



My Commission Expires: 5/21/29

Shirlena Zimnoski

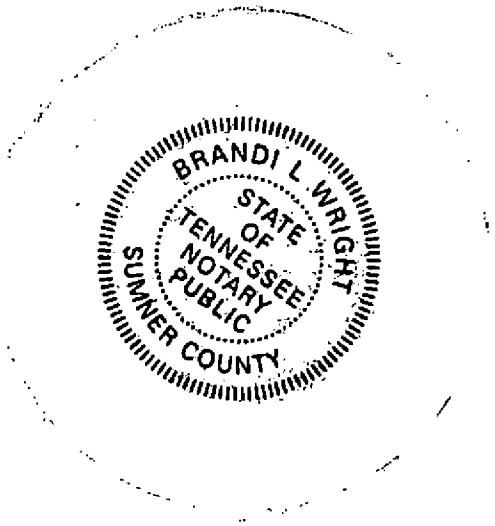
Leora Hayes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25 day of August, 2025, before me personally appeared, Shirlena Zimnoski and Leora Hayes, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 25 day of August, 2025.

Notary Public



My Commission Expires: 8/19/2026

Douglas Hayes

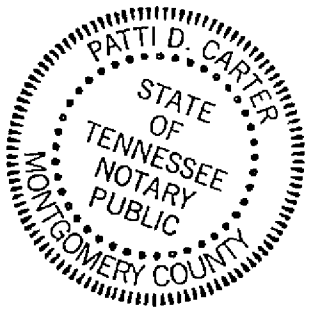
STATE OF TENNESSEE
COUNTY OF Montgomery

On this 25th day of August, 2025, before me personally appeared, Douglas Hayes to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 25th day of August, 2025.

Notary Public

My Commission Expires: 07-21-2029



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **8/25/25** (date of document).

Affiant Signature

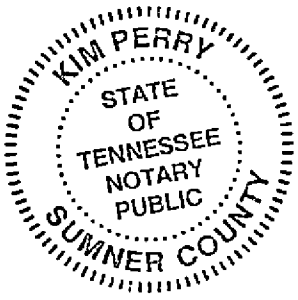
8/25/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **25th** day of **August**, 20**25**.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29