AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Allegheny County, PA 15108
File No. 3636120

Karen Johnson Davidson County
Batch# 1322724 DEEDQC
09/16/2025 08:55:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250916-0073704

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 095 11 0 093.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 5th day of September, 2025, by and between **Mary J. DeHayes F/K/A Mary Rindal, a married woman, who acquired title as a single woman, joined by her spouse, Christopher D. DeHayes,** residing at 413 Wanda Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Christopher D. DeHayes and Mary J. DeHayes, husband and wife, as joint tenants with right of survivorship,** residing at 413 Wanda Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 413 Wanda Drive, Nashville, TN 37214

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mary J DeHayes F/K/A Mary Rindal

Mary J. DeHayes F/K/A Mary Rindal

STATE OF Tennessee
COUNTY OF Jackson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Mary J. DeHayes F/K/A Mary Rindal**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 05 day of September, 2025.

Erin Fletcher Conley

Notary Public

My Commission expires: 07/05/2028

ERIN FLETCHER CONLEY
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY
My Commission Expires 07-05-2028

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Christopher D. DeHayes

STATE OF Tennessee
COUNTY OF Jackson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Christopher D. DeHayes**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 05 day of September, 2025.

Notary Public

My Commission expires: 07/05/2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

ERIN FLETCHER CONLEY
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY
My Commission Expires 07-05-2028

ERIN FLETCHER CONLEY
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY
My Commission Expires 07-05-2028

EJC

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Lisa Noble
Affiant

Print Name: Lisa Noble

STATE OF Pennsylvania
COUNTY OF Allegheny

Subscribed and sworn to before me this 15 day of September, 2025.

Destinee Gallagher
Notary Public
My Commission Expires: 4/12/27

Commonwealth Of Pennsylvania - Notary Seal
Destinee Gallagher, Notary Public
Allegheny County
My Commission Expires April 12, 2027
Commission Number 1433508

Name and address for person(s) responsible for taxes:

Christopher D. DeHayes and Mary J. DeHayes
413 Wanda Drive
Nashville, TN 37214

Name and address of property owner:

Christopher D. DeHayes and Mary J. DeHayes
413 Wanda Drive
Nashville, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

BEING all of Lot No. 35, on the Plan of Cloverdale, as shown by plat appearing of record in Book 2133, page 9, of the Registers 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 as conveyed from Doris A. Haley, unmarried to Mary Rindal, a single woman as set forth in Deed Instrument #20210318-0035876 dated 03/05/2021, recorded 03/18/2021, DAVIDSON County, TENNESSEE.

Tax ID Number: 095 11 0 093.00

Property commonly known as: 413 Wanda Drive, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Harrison Smith, 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 September 5, 2025.

Affiant Signature

9/10/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 10th day of September 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09.10.2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2026
Commission number 1340136
Member, Pennsylvania Association of Notaries

3636120