QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP & PARCEL ID
Franklin Wade Hays, Jr. & Keitha Jo Hays, Trustees Hays Tennessee Community Property Trust 2906 Princeton Lane Murfreesboro, TN 37129	same as new owner	093-06-1J-240.00-CO

THIS INSTRUMENT WAS PREPARED BY
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone 615-293-5598 - Fax 615-791-6096 - Email eadams@adamslaw-tn com

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is $-0-

FRANKLIN WADE HAYS, JR., Affiant

Subscribed and sworn to before me,
this 17 day of November, 2025

NOTARY PUBLIC
My Commission Expires. March 9, 2027.

ELIZABETH L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch # 1349942 DEEDQC
11/24/2025 08 20 25 AM 2 pgs
Fees $12 00 Taxes $0 00
20251124-0093436

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, FRANKLIN WADE HAYS, JR. and wife, KEITHA JO HAYS, "Grantor," by these presents, does hereby quitclaim and convey unto FRANKLIN WADE HAYS, JR. AND KEITHA JO HAYS, AS CO-TRUSTEES OF THE HAYS TENNESSEE COMMUNITY PROPERTY TRUST, dated November 17, 2025, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 2513 together with the appurtenant interest in the common elements of Viridian, a condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee and addendum thereto, of record in Instrument No. 20061004-0122834, and amended in Instrument No. 20070711-0082578, Register's Office, Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

BEING the same property conveyed to Franklin Wade Hays, Jr. and wife, Keitha Jo Hays, by deed from Joseph Pape, a single person, of record at Instrument No. 20240530-0040180, Register's Office for Davidson County, Tennessee.

Subject to all covenants, conditions, and restrictions of record.

This is improved property known as 415 Church St #2513, Nashville, Tennessee 37219.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of November, 2025.

FRANKLIN WADE HAYS, JR.

KEITHA JO 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 FRANKLIN WADE HAYS, JR and KEITHA JO HAYS with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 17 day of November, 2025.

My Commission Expires March 9, 2027.

Notary Public

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY