Karen Johnson Davidson County
Batch # 1359319 DEEDQC
12/18/2025 11:18:45 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251218-0100569

ADDRESS NEW OWNER:
Wayne S. Hatley and Maria Piedad Criado de Hatley
2861 Whitebirch Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, Texas 78288

Map-Parcel Numbers:
097-02-0-A-602.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that WE, **WAYNE S. HATLEY and MARIA P. HATLEY**, hereinafter referred to as the Grantors, their heirs and assigns, by these presents do hereby quitclaim and convey unto **WAYNE S. HATLEY and MARIA PIEDAD CRIADO de HATLEY,** husband and wife, hereinafter the "Grantees", their heirs and assigns, all right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 602 on the plan of Final Plat of Villages of Riverwood, Section One, Phase 5-B by Flat Instrument No. 201612150131509 of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark J. D'agostino, an unmarried man and Cheryl E. Blake, an unmarried woman, tenants in common with right of survivorship by deed from Beazer Homes, LLC., a Delaware Limited Liability Company Successor In Interest to Beezer Homes Corp., a Tennessee Corp., dated September 5, 2017, of record in Instrument No. 201709050090747, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Wayne S. Hatley and Maria P. Hatley, husband and wife, by Warranty Deed from Mark J. D'agostino and Cheryl E. D'agostino recorded on January 23, 2019 and of record in Instrument No. 20190123-0006587, Register's Office for Davidson County, Tennessee.

Maria P. Hatley and Maria Piedad Criado de Hatley are one and the same person. The purpose of this Quitclaim Deed is to correct the spelling of the Grantee's name on the previous deed of record and reflect the accurate name of the current co-owner of the property.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 200804080035557, 201706210062556 and 201709060091483; Grant of Transmission Line Easement of record in Book 4586, Page 242, Inspection and Maintenance Agreement of record in Instrument No. 200707130083651; Sanitary sewer and pumping station easement of record in Instrument No. 200512190152201; Storm Water Drainage Easement of record in Instrument No. 200512190152202; Storm Water Drainage Easement Agreement of record in Instrument No. 20100180001965; Storm Water Drainage Detention Easement Agreement of record in Instrument No. 20100180001966; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 201612150131509, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This is improved property known as 2861 Whitebirch Drive, Hermitage, Tennessee 37076.

Witness my hand this 4th day of December, 2025.

WAYNE S. HATLEY, Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wayne S. Hatley**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal this 4th day of December, 2025.

NANCY BELCHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-28-2028

Notary Public
My Commission expires: 5/28/2028

Witness my hand this 4th day of December, 2025.

MARIA P. HATLEY, Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maria P. Hatley**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal this 4th day of December, 2025.

YANCY BELCHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-28-2028

Notary Public
My Commission expires: 5/28/2028

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

WAYNE S. HATLEY, *AFFIANT*

Subscribed and sworn to before me this 4th day of December, 2025.

NOTARY PUBLIC
My Commission Expires: 05/28/2028

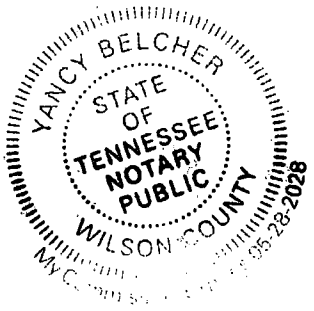
YANCY BELCHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-28-2028

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

MARIA PIEDAD CRIADO de HATLEY
AFFIANT

Subscribed and sworn to before me this 4th day of December, 2025.



NOTARY PUBLIC
My Commission Expires: 05/28/2028

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889