Karen Johnson Davidson County
Batch # 1370863 DEEDQC
01/16/2026 11:15:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260116-0004060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January 2026.

Notary Public

MY COMMISSION EXPIRES: 8/3/2029 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 8-3-2029

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE JUDITH HUNTER HAY REVOCABLE LIVING TRUST	**SAME**	**14211011600**
(NAME) **509 Westward Winds Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Judith Elaine Hunter Hay,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Judith Hunter Hay, Trustee of THE JUDITH HUNTER HAY REVOCABLE LIVING TRUST, dtd 01/13/2026,** established by **The Trust Agreement of THE JUDITH HUNTER HAY REVOCABLE LIVING TRUST, dtd 01/13/2026**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Westward Winds Subdivision, as of record in Book 3700, page 32, Register's Office for said County.

Said Lot No. 39 fronts 80.0 feet on the southerly side of Westward Winds Drive and runs back 150.0 feet on the easterly line and 144.9 feet on the westerly line to a line in the rear which measures 72.7 feet.

Being the same property conveyed to James O. Hastings, Jr. and wife Jeannie R. Hastings from James M. Boswell and wife, Carol H. Boswell of record in Book 4565, page 695, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William James Hay and Wife, Judith Elaine Hunter Hay, from James O. Hastings, Jr. and Wife, Jeannie R. Hastings, by Warranty Deed dated May 13, 1976, of record in Book 5026, Page 61, Register's Office for Davidson County, Tennessee.

The said William James Hay having died on May 27, 1997, leaving Judith Elaine Hunter Hay as the sole tenant, in fee simple.

The said Judith Elaine Hunter Hay and Judith Hunter Hay are one in the same person for purposes of this transaction.

This conveyance is made subject to any and all existing restrictions, setback, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **509 Westward Winds Drive, Nashville, TN 37221.**

Witness our hands, this the 13th day of January, 2026.

Judith Elaine Hunter Hay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judith Elaine Hunter Hay** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 13th day of January, **2026.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026