Karen Johnson Davidson County
Batch# 1395414 DEEDQC
03/20/2026 11:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260320-0022344

**THIS INSTRUMENT PREPARED BY:** **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

**THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.**

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP & PARCEL NOS.** |
|---|---|---|
| Wesley F. Haynes and Stephen W. Haynes | SAME | 147 14 0 156.00 |
| 674 Candlestick Drive | | |
| Nashville, TN 37211 | | |

## QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **MARTHA J. FAIRCLOTH**, the Grantor, do hereby convey unto **WESLEY F. HAYNES** and **STEPHEN W. HAYNES**, in equal shares, all of my right, title and interest, **RESERVING TO THE GRANTOR A LIFE ESTATE**, in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 441 on the Plan of Candlestick Farms, Section IV, as of record in Book 3600, page 71, Register's Office for said County.
>
> Said Lot fronts 90 feet on the east side of Candlestick Drive and runs back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to McKinley Wesley Faircloth, Jr., and wife, Marth J. Faircloth, from Ernest Fuller Limbo and wife, Linda L. Limbo, by Warranty Deed dated November 9, 1967, of record in Book 4188, Page 186, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to a Deed of Trust of record in Book 3855, Page 432.

McKinley Wesley Faircloth, Jr., died on July 9, 2007. Since McKinley Wesley Faircloth, Jr., and Martha J. Faircloth, husband and wife, owned this property as tenants by the entirety, Martha J. Faircloth became the sole owner of this property immediately upon the death of her husband, McKinley Wesley Faircloth, Jr.

To have and to hold unto the said Grantees, their heirs and assigns forever, subject to the reservation of the life estate of Grantor. Grantor expressly reserves a life estate in and to said property, and it is the Grantor's expressed intention to convey to Grantees only the remainder interest in said property.

**This is improved property known as 674 Candlestick Drive, Nashville, Tennessee 37075.**

**IN WITNESS WHEREOF**, I have hereunto set my hand on this 20th day of March, 2026.

**MARTHA J. FAIRCLOTH**

==========

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA J. FAIRCLOTH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office in Nashville, Tennessee, on this 20th day of March, 2026.

**Notary Public**

My Commission expires:

1/24/2028

KAYLEE FEDERER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

==========

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

The actual consideration or value of this transfer is $ - 0 - .

**Affiant**

Sworn to and subscribed before me this
20th day of March, 2026.

**Notary Public**

KAYLEE FEDERER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

My Commission expires:

1/24/2028

## CERTIFICATE OF AUTHENTICITY

I, Katherine Garro McCain, do hereby make oath that I am a licensed attorney and/or the custodian or 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 **March 20, 2026**.

**March 20**, 2026

**Katherine Garro McCain**

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Sworn to and subscribed before me this **20th** day of **March**, 2026.

**Notary Public**

My commission expires:
1/24/2028

