QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

Karen Johnson Davidson County
Batch# 1405179 DEEDQC
04/14/2026 01:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260414-0030391

File No.: RES-23-561

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Katherine Rodriguez Hays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2026.

Kim D. Wyatt
Notary Public

MY COMMISSION EXPIRES: 6-26-27
(AFFIX SEAL)

KIM D. WYATT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON EXPIRES JUNE 26, 2027

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Rodriguez Hays Benjamin Hays	NEW OWNER	133 13 0 139.00
(NAME)	(NAME)	
561 Elaine Dr. Nashville, TN 37211	(SAME)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KATHERINE RODRIGUEZ HAYS (FORMERLY KATHERINE RODRIGUEZ) AND BENJAMIN HAYS, WIFE AND HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all right, title, and interest unto, **KATHERINE RODRIGUEZ HAYS AND BENJAMIN TAYLOR HAYS, AS TRUSTEES OF THE HAYS FAMILY TRUST DATED 4/10/2026**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land Davidson County, Tennessee, being Lot 130, on the Plan of Abbay Hall, Section I, of record in Plat Book 2331, Page 18, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Katherine Rodriguez and Benjamin Hays, wife and husband, by Warranty Deed recorded May 11, 2023, in Instrument No. 20230511-0035245, in the Register's Office of Davidson County, Tennessee.

This is **improved** property, known as 561 Elaine Drive, Nashville, TN 37211
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of April, 2026.

Katherine Rodriguez Hays

Benjamin Hays

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 **Katherine Rodriguez Hays and Benjamin Hays,** 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 official seal at Nashville, Tennessee, this 14th day of April, 2026.

Commission expires: 6-26-27

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

Notary Public

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kim Wyatt, 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 April 14, 2026.

Affiant Signature

4/14/26
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 14 day of April, 2026.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-23-561

202604140030391