THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
2808 BLAIR BLVD.
NASHVILLE, TN 37212

Karen Johnson
Batch # 1440458
06/30/2026 09:50:02 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260630-0058923

ADDRESS NEW OWNER: **DAVID HINTON HAY**
108 Carriage Court
Brentwood, TN 37027

Send Tax Bills to: **NEW OWNER**

MAP AND PARCEL: **171-030-A-212.00CO**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of MELISSA HAY V. DAVID HAY, Case Number 25D680, in the Fourth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, Melissa Lincoln (formerly Hay), Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto David Hinton Hay, Grantee, his heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit 5 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Five, Revision One of record in Plate Book 9700 page 578, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

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

Being the same property conveyed to David Hinton Hay and wife, Melissa Lincoln Hay, by Quit Claim dated January 20, 2021, from Melissa Lincoln Hay of record, Instrument No. 20210122-0009996, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 108 Carriage Court, Brentwood, TN 37027.

IN TESTIMONY WHEREOF I have executed this instrument on this the 7th day of January 2026.

Melissa Lincoln Hay

MELISSA LINCOLN HAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melissa Lincoln Hay, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 7th day of January 2026.

Janice Hamilton Walden

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: November 8, 2027

***This is a tax-exempt transfer of appreciated property between spouses as provided in the final decree of divorce. TCA* § 67-4-409(a)(3)(A).**