Karen Johnson Davidson County
Batch # 1449256 DEEDQC
07/20/2026 12:13:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260720-0065431

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

GERARD HAYDEN, JR., AFFIANT

Subscribed and sworn to before me, this 10 day of July 2026.

NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GERARD M. HAYDEN, JR. and MARTHA BISSINGER HAYDEN, CO-TRUSTEES 4405 Idaho Avenue Nashville, Tennessee 37209	New Owner	Map and Parcel No.: 103-04-0-055.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Gerard Hayden, Jr. and wife, Martha Bissinger Hayden, as tenants by the entirety**, ("Grantor") do hereby quitclaim, transfer and convey unto **Gerard M. Hayden, Jr. and Martha Bissinger Hayden, Co-Trustees of the Hayden Joint Revocable Trust, dated April 2, 2026**, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 4405 Idaho Avenue, Nashville Tennessee 37209, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 306, Block 17 on the Plan of Charlotte Park First Addition, of record in Plat Book 57, page 103, Register's Office for Davidson County,

Tennessee. Together with an easement for ingress and egress created by Agreed Order appearing as Instrument No. 20000214-0014764, Register's Office for said County.

Being the same property conveyed to Gerard Hayden, Jr. and wife, Martha Bissinger Hayden, as tenants by the entirety, from Gerard Hayden, Jr. by Quitclaim Deed recorded in the Register's Office of said county and state as Instrument No. 20121022-0096522.

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

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 10 day of July 2026.

Gerard Hayden, Jr., Grantor

Martha Bissinger Hayden, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Gerard Hayden, Jr.,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of June 2026.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Martha Bissinger Hayden,** 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 instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of June 2026.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027