Karen Johnson Davidson County
Batch # 1468768 DEEDQC
09/04/2026 10:47:57 AM 4 pgs
Fees: $27.00 Taxes: $0.00
20260904-0082417

This Instrument Prepared By:
Michael K. Walker, Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

Address of New Owner	Send Tax Bills To	Map/Parcel
JOSHUA LEE HAYES and LEAH MARIE HAYES 214 SCOTT AVENUE NASHVILLE, TN 37206	NEW OWNERS	083-06-0G-001.00 CO

FROM: JOSHUA LEE HAYES and LEAH MARIE HAYES, *unmarried* TO: DOUGLAS STACEY GLOVER, *Trustee*

FROM: DOUGLAS STACEY GLOVER, *Trustee* TO: JOSHUA LEE HAYES and LEAH MARIE HAYES, *unmarried, as tenants in common*

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $-0- [exempt pursuant to T.C.A. 67-4-409(a)(1)(C)(v)]

DOUGLAS STACEY GLOVER, *Affiant*

Sworn to and subscribed before me this 3 day of September, 2026.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 03-08-2028

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That, JOSHUA LEE HAYES and LEAH MARIE HAYES, for the express purpose of making a re-conveyance to create a tenancy in common as part of a Marital Dissolution Agreement in a divorce action filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 26D877, between Plaintiff, JOSHUA LEE HAYES, and Defendant, LEAH MARIE HAYES, do hereby quitclaim and convey to DOUGLAS STACEY GLOVER, as

Trustee for the express purpose of carrying out the intent of this conveyance to JOSHUA LEE HAYES and LEAH MARIE HAYES, as joint tenants in common without right of survivorship, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A of Homes at 212 Scott Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 212 Scott Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 201 30822-0088788, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 212 Scott Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No, 20 1 30822-0088788, and Bylaws appended thereto as Exhibit "C" Register's Office for Davidson County, Tennessee, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to ADRIANNE DORSEY, by deed from CAROL LYNNE BOWERS, of record in Instrument No, 20140602-0047425, dated May 23, 2014. said Register's Office.

This is improved property known as 214 Scott Avenue, Nashville, TN 37206.

Being the same property conveyed to Joshua Hayes and Leah Marie Hayes, husband and wife, by Adrianne Parkey, formerly known as Adrianne Dorsby, and Joshua Parkey, husband and wife by Warranty Deed dated December 17, 2020 and recorded on December 21, 2020 in Instrument No. 20201221-0151314, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said JOSHUA LEE HAYES and LEAH MARIE HAYES, hereby agree to pay an original Deed of Trust in favor of American F&M Bank, said note bearing an original unpaid principal balance of $497,250.00, as evidenced by a Deed of Trust filed in Instrument No. 20201221-0151315, dated December 17, 2021 and recorded on December 21, 2020 in the Register's Office for Davidson County, Tennessee.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

And now I, DOUGLAS STACEY GLOVER, Trustee, for the express purpose of carrying out the intent of this conveyance, as set forth above, do hereby quitclaim and convey unto JOSHUA LEE HAYES and LEAH MARIE HAYES, unmarried, as tenants in common without right of survivorship, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

DOUGLAS STACEY GLOVER, Trustee

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, DOUGLAS STACEY GLOVER, *Trustee*, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of September, 2026.

Ronielle Robins
NOTARY PUBLIC
My Commission Expires: 03.08.2028

RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Joshua Hayes
JOSHUA LEE HAYES, *Grantee*

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 JOSHUA LEE HAYES, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of September, 2026.

Ronielle Robins
NOTARY PUBLIC
My Commission Expires: 03.08.2028

RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Leah M. Hayes
LEAH MARIE HAYES, *Grantee*

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 and LEAH MARIE HAYES, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of September, 2026.

RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Ronielle Robins
NOTARY PUBLIC
My Commission Expires: 03-08-2028

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.