QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/11/03

Notary Public

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

(AFFIX SEAL)
MY COMMISSION EXPIRES: 5/20/06

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Nicolle Hawkins	SAME	083-05-147.00
(NAME)	(NAME)	
1016 Maxwell Ave.	SAME	
Nashville, TN,37206	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Leslie Nicolle Hines and Matthew Hawkins, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HEREBY QUITCLAIMS TO, **Leslie Nicolle Hawkins and husband, Matthew Hawkins,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ■ property, known as 1016 Maxwell Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. 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 hands this 4/11/03.

Leslie Nicolle Hines

Matthew Hawkins

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, Danny L. Smith (notary public), Leslie Nicolle Hines and Matthew Hawkins the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires:
5/20/06

NOTARY PUBLIC AT LARGE

, Notary Public

Davidson County DEEDQC
Recvd: 04/11/03 10:21 2pgs
Fees:12.00 Taxes:0.00

20030411-0048420

File No.: 11007737

EXHIBIT A

Being parts of Lot No 10 and 11 on the Plan of D.H. Bailey property as of recording Book 421, page 65, Register's Office for Davidson County, Tennessee, and also a triangular portion out of the southwest corner of six acre tract lying along the northerly side of said lots, described as a whole as follows:

Beginning at the southeast corner of Maxwell Avenue and Bailey Street and running thence southwardly along the easterly margin of Bailey Street 175 feet 5 inch to a stake in the northerly margin of a three foot strip of land, an easement in which was conveyed to the City of Nashville for the purpose of maintaining a sewer; thence eastwardly along the northerly margin of said three foot strip 77 feet 3 inch to a stake; thence northwardly and parallel with Bailey Street 158 feet 3 inch to a stake in the southerly margin of Maxwell Avenue; thence westwardly along the southerly margin of Maxwell Avenue, 78 feet 6 inchs to the beginning, according to a survey made by S.M. McMurray Civil Engineer on January 20, 1926 including and excluding a strip of land described in the deed from Ruth B. Hawkins and husband to the City of Nashville of record in Book 749, page 96 said register's Office now included in Maxwell Avenue.

Being the same property conveyed to Leslie Nicolle Hines and Matt Hawkins, by Quitclaim Deed from Amy Cross Nance, Trustee, dated 8/29/01, recorded 8/31/01, in Inst#200108310094730, Register's Office for Davidson County, Tennessee.
Property Address:
1016 Maxwell Ave.
Nashville, Tennessee 37206