BILL GARRETT, Davidson County
Trans:T20110011348 DEEDQC
Recvd: 02/24/11 10:37 3 pgs
Fees:17.00 Taxes:0.00
20110224-0015169

Commitment Number: 10-12009fst

After Recording, Return to:

Return To: Rae Bodonyi
Lender Recording Services
33700 Lear Industrial Pkwy
Avon, Ohio 44011
440-716-1820

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Megan A. Hawkins, 405 Crestfield Court Nashville, TN 37211

EXEMPT: Sec. 67-4-409(a)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172120B08400

LRS#
1322222LFST)

QUITCLAIM DEED

Megan A. Cooley nka Megan A. Hawkins, hereinafter grantor, of **Davidson County, Tennessee**, for $ 0.00 and the correction of the public record as to last name in consideration paid, grants and quitclaims to **Megan A. Hawkins**, hereinafter grantee, whose tax mailing address is **405 Crestfield Court, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Lot 389 on the plan of Section Six, Bradford Hills of record in Book 7900, Page 6 and Book 7900, Page 290, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof. AND BEING the same property conveyed to Megan A. Cooley, an unmarried woman, by Deed from Sanaz Saadat and Parviz Sadeghian, dated December 29, 2005 and recorded January, 03 2006 in Instrument No. 20060103-0000339, among the land

records of Davidson County, State of Tennessee.

Tax ID No. 172120B08400

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20060103-0000339**

Executed by the undersigned on January 19, 2011:

Megan A. Cooley nka Megan A Hawkins

Megan A. Cooley nka Megan A. Hawkins

STATE OF TN
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The foregoing instrument was acknowledged before me on 19 January, 2011 by **Megan A. Cooley nka Megan A. Hawkins**, who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

Notary Public

GENE TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2011

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of ~~DAVIDSON~~ WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of JANUARY, 20~~10~~ 11

Megan Acodey nka Megan A Hawkins
Affiant

Megan A. Cooley nka Megan A. Hawkins
Print Name

(Seal)

GENE TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011

My commission expires:

_____
Notary Public

Gene Turner
Print Name

Grantee's Name and Address:

Megan A. Hawkins
405 Crestfield Court, Nashville, TN 37211
Send tax statement to grantee

Leadee Recording Ser. - Env.

BK/PG: 1013/195-197
11000609

3 PGS : AL - QUIT CLAIM DEED	
LAGONDA BATCH: 68843	
02/01/2011 - 01:13:20 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK
REGISTER OF DEEDS