Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
1105 57th Avenue North
Nashville, TN 37209

Send Tax Bills To:
SAME

Map & Parcel No.:
08115063000

08111011300

Davidson County DEEDQC
Recvd: 12/19/16 10:11 8 pgs
Fees:42.00 Taxes:0.00
20161219-0132715

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Warthal Hawkins, Jr., Torrie Ibe, LaVenia Smith, and Jenifer Robertson Holmes, the heirs at law of Rose Vance Hawkins, and Jennifer Hawkins Robertson Holmes, individually, (a/ka Gennifer Hawkins)** ("Grantors") hereby quitclaim and convey unto **Warthal Hawkins, Jr. and Cassandra Hawkins** ("Grantees"), their heirs and assigns, all of our our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 129 on the map of S.A. Champion's Subdivision of record in Book 161, Page 132, Register's Office for said county.

Said Lot fronts 50 feet on the easterly side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rose Vance Hawkins and Cassandra Hawkins, married from Rose Vance Hawkins by Quitclaim Deed on September 17, 2001, of record in Instrument Number 20010926-0105091, Register's Office for Davidson County, Tennessee.

Being the same property left to Harold N. Vance by Nettie Gordon having since died on July 20, 1986, Affidavit of Heirship on September 9, 1987, of record in Book 7404, Page 243, Register's Office for Davidson County, Tennessee. Further conveyed to Robert E.L. Sutton, Trustee from Harold N. Vance and then to a joint tenancy in which Harold N. Vance owns one-third interest and Walt Hawkins, Sr., and wife, Rose Vance Hawkins, owns two-thirds interest by Quitclaim Deed on November 9, 1987, of record in Book 7420, Page 632, Register's Office for Davidson County, Tennessee. Further conveyed to Rose Vance Hawkins from Harold N. Vance by Quitclaim Deed on May 16, 1989, of record in Book 7847, Page 616, Register's Office for Davidson County, Tennessee. Walt Hawkins, Sr., having since died on 8/15/88 leaving Rose Vance Hawkins solely vested in said property. Further conveyed to Rose Vance Hawkins and Cassandra Hawkins, married by Quitclaim Deed on September 17, 2001, of record in Instrument Number 20010928-0105091, Register's Office for Davidson County, Tennessee.

And

Land in Davidson County, Tennessee, being Lot No. 129 on the map of S.A. Champion's Subdivision of record in Book 161, Page 132, Register's Office for said county.

Said Lot fronts 50 feet on the easterly side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rose Vance Hawkins and Cassandra Hawkins, married from Rose Vance Hawkins by Quitclaim Deed on September 17, 2001, of record in Instrument Number 20010926-0105091, Register's Office for Davidson County, Tennessee.

Being the same property left to Harold N. Vance by Nettie Gordon having since died on July 20, 1986, Affidavit of Heirship on September 9, 1987, of record in Book 7404, Page 243, Register's Office for Davidson County, Tennessee. Further conveyed to Robert E.L. Sutton, Trustee from Harold N. Vance and then to a joint tenancy in which Harold N. Vance owns one-third interest and Walt Hawkins, Sr., and wife, Rose Vance Hawkins, owns two-thirds interest by Quitclaim Deed on November 9, 1987, of record in Book 7420, Page 632, Register's Office for Davidson County, Tennessee. Further conveyed to Rose Vance Hawkins from Harold N. Vance by Quitclaim Deed on May 16, 1989, of record in Book 7847, Page 616, Register's Office for Davidson County, Tennessee. Walt Hawkins, Sr., having since died on August 15, 1988, leaving Rose Vance Hawkins solely vested in said property. Further conveyed to Rose Vance Hawkins and Cassandra Hawkins, married by Quitclaim Deed on September 17, 2001, of record in Instrument Number 20010928-0105091, Register's Office for Davidson County, Tennessee.

Rose Vance Hawkins having deceased ono January 2, 2004. Leaving her interest to her heirs at law being Warthal Hawkins, Jr. Torrie Ibe, LaVenia Smith and Jennifer Robertson Holmes by Affidavit of Heirship of record in Instrument #____20161219-0132714____, Register's Office for Davidson County, Tennessee.

This is improved property known as **1604 23rd Avenue North, and 1606 23rd Avenue North, Nashville, TN 37208**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has (Grantors have) caused this instrument to be executed on this 5th day of December 2016.

_____
WARTHAL HAWKINS, JR.

Torrie L Ibe
TORRIE IBE

_____
LAVENIA SMITH

_____ X
JENNIFER ROBERTSON HOLMES

_____ X
JENNIFER ROBERTSON HOLMES, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2016, before me, the undersigned, personally appeared Werthal Hawkins, Jr., to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: _____
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2016, before me, the undersigned, personally appeared Torrie Ibe, to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Julie Coone My Commission Expires: 5-24-17
NOTARY PUBLIC

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Rose Vance Hawkins having deceased ono January 2, 2004. Leaving her interest to her heirs at law being Warthal Hawkins, Jr. Torrie Ibe, LaVenia Smith and Jennifer Robertson Holmes by Affidavit of Heirship of record in Instrument #_____, Register's Office for Davidson County, Tennessee.

This is improved property known as **1604 23rd Avenue North, and 1606 23rd Avenue North, Nashville, TN 37208**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has (Grantors have) caused this instrument to be executed on this 5th day of December 2016.

Warthal Hawkins Jr.
WARTHAL HAWKINS, JR.

Torrie Ibe
TORRIE IBE

LAVENIA SMITH

JENNIFER ROBERTSON HOLMES X

JENNIFER ROBERTSON HOLMES, INDIVIDUALLY X

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2016, before me, the undersigned, personally appeared Werthal Hawkins, Jr., to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Julie Coone
NOTARY PUBLIC My Commission Expires: 8-4-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2016, before me, the undersigned, personally appeared Torrie Ibe, to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Julie Coone
NOTARY PUBLIC My Commission Expires: 8-4-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

Rose Vance Hawkins having deceased ono January 2, 2004. Leaving her interest to her heirs at law being Warthal Hawkins, Jr. Torrie Ibe, LaVenia Smith and Jennifer Robertson Holmes by Affidavit of Heirship of record in Instrument #_____, Register's Office for Davidson County, Tennessee.

This is improved property known as **1604 23rd Avenue North, and 1606 23rd Avenue North, Nashville, TN 37208**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has (Grantors have) caused this instrument to be executed on this _____ day of December 2016.

_____
WARTHAL HAWKINS, JR.

_____
TORRIE IBE

_____
LAVENIA SMITH

_____ X
JENNIFER ROBERTSON HOLMES

_____ X
JENNIFER ROBERTSON HOLMES, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2016, before me, the undersigned, personally appeared Werthal Hawkins, Jr., to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: _____
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2016, before me, the undersigned, personally appeared Torrie Ibe, to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 5-24-17
NOTARY PUBLIC

JULIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IL
STATE OF ~~TENNESSEE~~

COUNTY OF ~~DAVIDSON~~ COOK

On this 5th day of December, 2016, before me, the undersigned, personally appeared LaVenia Smith, to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Glenn Gertkow My Commission Expires:

NOTARY PUBLIC

"OFFICIAL SEAL"
GLENN CHERTKOW
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/06/2017

STATE OF _____

COUNTY OF _____

On this _____ day of December, 2016, before me, the undersigned, personally appeared Jennifer Robertson Holmes, (Also known as Gennifer Hawkins) to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: _____

NOTARY PUBLIC

STATE OF _____

COUNTY OF _____

On this _____ day of December, 2016, before me, the undersigned, personally appeared Jennifer Robertson Holmes, (Also known as Gennifer Hawkins) to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: _____

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

_____

AFFIANT

Subscribed and sworn to before me, this _____ day of **December 2016.**

_____ My Commission Expires: _____

NOTARY PUBLIC

Rose Vance Hawkins having deceased ono January 2, 2004. Leaving her interest to her heirs at law being Warthal Hawkins, Jr. Torrie Ibe, LaVenia Smith and Jennifer Robertson Holmes by Affidavit of Heirship of record in Instrument #_____, Register's Office for Davidson County, Tennessee.

This is improved property known as **1604 23rd Avenue North, and 1606 23rd Avenue North, Nashville, TN 37208**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has (Grantors have) caused this instrument to be executed on this _____ day of December 2016.

_____
WARTHAL HAWKINS, JR.

_____
TORRIE IBE

_____
LAVENIA SMITH

_____ X
JENNIFER ROBERTSON HOLMES

_____ X
JENNIFER ROBERTSON HOLMES, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2016, before me, the undersigned, personally appeared Werthal Hawkins, Jr., to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: _____
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2016, before me, the undersigned, personally appeared Torrie Ibe, to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 5-24-17
NOTARY PUBLIC

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2016, before me, the undersigned, personally appeared LaVenia Smith, to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

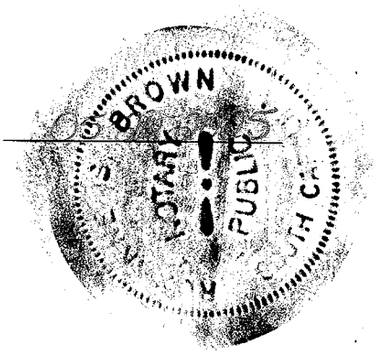
_____ My Commission Expires: _____
NOTARY PUBLIC

STATE OF South Carolina
COUNTY OF Sumter

On this 12th day of December, 2016, before me, the undersigned, personally appeared Jennifer Robertson Holmes, (Also known as Gennifer Hawkins) to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Roxanne S. Brown My Commission Expires: 05/31/25
NOTARY PUBLIC

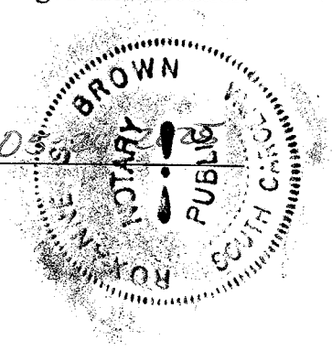


STATE OF South Carolina
COUNTY OF Sumter

On this 12th day of December, 2016, before me, the undersigned, personally appeared Jennifer Robertson Holmes, (Also known as Gennifer Hawkins) to me known to be the people described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Roxanne S Brown My Commission Expires: 05/31/25
NOTARY PUBLIC



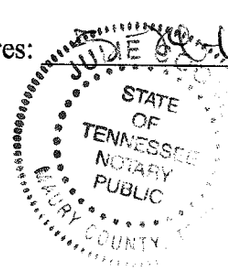
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Lee Ann Maloney
AFFIANT

Subscribed and sworn to before me, this 13th day of **December 2016.**

Julie Cooper My Commission Expires: JUNE 2020
NOTARY PUBLIC



I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

