Bill Garrett Davidson County
Batch# 42725 DEEDQC
12/29/2017 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171229-0132361

This Instrument Prepared by:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

Subscribed and sworn to before me this 20th day of December, 2017.

Notary Public
my commission expires: 7/2/18

DAVIDSON COUNTY MARTHA BROWN STATE OF TENNESSEE NOTARY PUBLIC

Address New Owners as Follows:
Zachary S. Griffith
4600 Elkins Avenue
Nashville, TN 37209

Send Tax Bills To:
Zachary S. Griffith
4600 Elkins Avenue
Nashville, TN 37209

Map-Parcel No.
091-16-0-057.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of **Deborah K. Hawkins, unmarried,** has bargained and sold and does hereby quitclaim, transfer and convey all her right, title and interest which they may have in the hereinafter described property to Zachary S. Griffith, unmarried, **his** heirs and assigns, forever, being that property located and situated in **Davidson County, Tennessee**, and more particularly described as follows, to-wit:

BEING Lot No. 501 and the Easterly 10 feet of Lot No. 503 of Block "B" on the Map of Charlotte Park Company's Addition, of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 501 and part of Lot No. 503 adjoin and front together 70 feet on the Northerly side of Elkins Avenue, formerly Second Avenue, and run back between parallel lines along the Westerly margin of 46th Avenue North, formerly Fifth Street, 150 feet to an alley.

BEING the same property conveyed to Zachary S. Griffith, unmarried, and Deborah K. Hawkins, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Craig E. Israel and wife, Tiffany L. Israel, of record as Instrument No. 20140331-0026164 in the Register's Office for Davidson County, Tennessee; the said Deborah K. Hawkins having since married Zachary S. Griffith and became known as Deborah K. Griffith; the said Zachary S. Griffith and Deborah K. Griffith having since divorced and the said Deborah K. Griffith having been restored to her maiden name of Deborah K. Hawkins.

This is improved property known as 4600 Elkins Avenue Nashville, Tennessee 37209.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 19th day of December, 2017.

Deborah K. Hawkins

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Deborah K. Hawkins**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 19th day of December, 2017.

NOTARY PUBLIC
My Commission Expires: 08-20-2019

OMARI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, MARTHA BROWN, 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 Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY