Bill Garrett Davidson County
Batch# 104662 DEEDQC
06/14/2018 11:30:54 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180614-0057215

Quitclaim Deed

RECORDING Prepared By: Nina Hooks
AND WHEN RECORDED MAIL TO:
Nina Hooks , Grantee(s)
2120 Lebanon Pike unit #114
Nashville, Tn. 37210
Consideration: $ No consideration
Property Transfer Tax: $ 0
Assessor's Parcel No.: 095050B03400
PREPARED BY: Nina Hooks certifies herein that he or she has prepared this Deed.

Signature of Preparer

6/1/18
Date of Preparation

Nina Hooks
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 6/1/2018 in the County of Davidson , State of TN
by Grantor(s), John A. Hooks II ,
whose post office address is ,
to Grantee(s), Nina Hooks ,
whose post office address is 2120 Lebanon Pike #114 ,

WITNESSETH, that the said Grantor(s), John A. Hooks II ,
for good consideration and for the sum of 0
($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title interest

and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Signature of Second Grantor (if applicable)

John A. Hooks II
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Jordyn Hooks
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Signature of Second Grantee (if applicable)

Nina Hooks
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Jordyn Hooks
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
14 Day of June, 2018.
Alisha Bass, Deputy Register

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NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On June 1, 2018, before me, Marlisha Ross, a notary public in and for said state, personally appeared, John and Nina Hooks who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Marlisha Ross exp 6/26/20

Signature of Notary

Affiant Known _____ Produced ID _____

Type of ID _____ (Seal)

MARLISHA ROSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New owner + Tax Bills:

Nina Hooks
2120 Lebanon Pike #114
Nashville, Tn 37210

Exhibit

Davidson County DEEDWARR
Recvd: 03/24/04 11:16 2pgs
Fees:13.00 Taxes:384.42
[redacted]
20040324-0033292

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42800

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Nina Hooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nina Hooks	CTX Mortgage Company	95-5-B-34
2120 Lebanon Pike, Unit 114	801 - 94th Avenue North	
Nashville, TN, 37210	St. Petersburg, FL 33702	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

R. J. York Homes, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nina Hooks, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 114, on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to R. J. York Homes, LLC by Quitclaim Deed from York Construction, LLC of record in Instrument No.: 20040123-0008885, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2120 Lebanon Pike, Unit 114, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 hand(s) this 19th day of March, 2004

R. J. York Homes, LLC

BY: Robin York, Chief Mgr.
Robin York
Chief Manager