Commitment Number: 26018746
Seller's Loan Number: 7003978875

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 336492 DEEDQC
12/30/2019 03:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191230-0134563

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Michael E. Hawkins, Stacy Hawkins and **Tracy Hawkins**, 2534 Jordan Ridge Dr., Nashville, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
058-09-0A-183.00-C

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Michael E. Hawkins, single, (and is the father of Stacy Hawkins and Tracy Hawkins), whose mailing address is **2534 Jordan Ridge Dr., Nashville, TN 37218**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Michael E. Hawkins, single, Stacy Hawkins, single,** and **Tracy Hawkins, single**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **2534 Jordan Ridge Dr., Nashville, TN 37218**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 1 of record in Plat Instrument No. 20070824-0101605, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same parcel conveyed to Michael E. Hawkins, married from Gary M. Smith, married, by virtue of a deed dated 09/05/2014, recorded 09/09/2014, in deed book, page , as instrument no. 20140909-0082378 County of Davidson, State of TN.

Assessor's Parcel No: 058-09-0A-183.00-C

Property Address is: 2534 Jordan Ridge Dr., Nashville, TN 37218

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20140909-0082378 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 058-09-0A-183.00-C

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

Executed by the undersigned on 12-16, 2019:

Michael E. Hawkins

Michael E. Hawkins

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 16, 2019 by **Michael E. Hawkins** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Karen R. Campbell
Notary Public

201912300134563

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 16th day of Dec, 2019.

Michael E. Hawkins
Affiant

Michael E. Hawkins
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

True Copy Cerification

I, Amy Cox, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Amy Cox, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries