Karen Johnson Davidson County
Batch# 655901 DEEDQC
06/14/2021 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210614-0079739

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $0.00 Affiant Subscribed and sworn to before me, this the 10th day of June, 2021 Notary Public My commission expires: 5-8-2023

THIS INSTRUMENT PREPARED BY:

City House Title LLC
414 Bridge Street, Franklin, Tennessee 37064
Attn: Lesley R. Smith, Esq.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Gladys Simiyu 3306 Hawkwood Lane Nashville, TN 37207	SAME	050-11-0-046.00

QUITCLAIM DEED

This quitclaim deed, made the 10th day of June, 2021, by **Hawkwood Lane, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, to **Gladys Simiyu**, a married woman, hereinafter called the Grantee.

The Grantor, for and in consideration of the sum of $0.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto the Grantee its interest in that certain land, situated in Davidson County, State of Tennessee, to wit: See Exhibit A attached hereto.

This is improved property also known as 3306 Hawkwood Lane, Nashville, Tennessee 37207.

[*Signature Page to Follow*]

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 10th day of June, 2021.

Hawkwood Lane LLC, a Tennessee limited liability company

By: Gladys Simiyu
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned of the state and county mentioned, personally appeared GLADYS SIMIYU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Hawkwood Lane, LLC, the within named bargainor, a Limited Liability Company, and that such Gladys Simiyu as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at the office in Nashville Tennessee, this 10th day of June, 2021.

DOROTHY M SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

NOTARY PUBLIC
My Commission Expires: 5-9-2023

4823-2431-0509, v. 1

Exhibit A

Land in Davidson County, Tennessee being Lot No. 605 and the North ½ of Lot 604 on the plan of Parkwood Estates, Section 4, of record in Book 3300, Pages 79 and 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 605 and part of Lot No. 604 front together 110.81 feet on the easterly line of Hawkwood Lane and runs back between Lines 136.4 feet on the northerly line and 140.0 feet on the southerly line to a line the rear which measures 115.65 feet.

Being all the same property conveyed to Hawkwood Lane, LLC, a Tennessee limited liability company by deed from Edward Hatch, Jr., Executor of the Estate of Juanita Maxine Mumphrey, dated March 16, 2021, of record in Instrument No. 20210318-0036333, and dated December 15, 1983, of record in Record Book 6619, Page 5948, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 3306 Hawkwood Lane, Nashville, TN 37027.

I, the undersigned, 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 the law on June 10, 2021.

Quin Evans Segall

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public

