This instrument prepared by:
Walter V. Hawkins
513 Cornet Dr.
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 677848 DEEDQC
07/16/2021 08:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210716-0095606

Owner/Responsible Taxpayer
Walter V. Hawkins and Christine Lynn Hawkins
513 Cornet Dr.
Nashville, TN 37217

Tax Map Parcel No.: 120-13-0-026.00

M.I.S. FILE NO
19005573

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 9 day of ~~June~~ July, 2021, by and between Walter V. Hawkins, married, joined by spouse, Christine Lynn Hawkins, whose address is 513 Cornet Dr., Nashville, TN 37217, ("Grantor"), and Walter V. Hawkins and Christine Lynn Hawkins, husband and wife, as tenants by the entirety, whose address is 513 Cornet Dr., Nashville, TN 37217, ("Grantee");

WITNESSETH: That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A'

DEED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION.

Being the same property conveyed to Grantor by Deed dated March 27, 2009 from Larry Kevin Dunn, individually and as Executor of the Estate of Nila Jean Dunn, deceased, and Carolyn June Crawford of record as Instrument No. 20090406-0030946 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 513 Cornet Dr., Nashville, TN 37217

WITNESS the hand and seal of the party of the first part the day and year first above written.

Walter V. Hawkins

Christine Lynn Hawkins

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, ~~Walter V. Hawkins and Christine Lynn Hawkins~~ LW Lashae Whitley WW, a Notary Public in and for said County and State, Walter V. Hawkins and Christine Lynn Hawkins the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of ~~June~~ July, 2021 LW WW

Lashae Whitley
NOTARY PUBLIC

NOTARY STAMP/SEAL

LASHAE WHITLEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Commission Expires: 09-18-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
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. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Walter V. Hawkins

Christine Lynn Hawkins

Witness my hand, at office, this 9 day of ~~June~~ July, 2021. LW

NOTARY STAMP/SEAL

LASHAE WHITLEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY PUBLIC

Notary Commission Expires: 09-18-2024

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Commitment No 1885573

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF SECTION I CURREYWOOD ACRES, AS OF RECORD IN BOOK 2133, PAGES 109 AND 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID LOT NO. 24 FRONTS 310.2 FEET ON THE NORTHEASTERLY SIDE OF CORNET DRIVE ALONG A CURVE IN SAID DRIVE, AND RUNS BACK BETWEEN CONVERGING LINES 230 FEET ON THE NORTHWESTERLY LINE AND 223.5 FEET IN THE EASTERLY LINE TO A POINT IN THE REAR.

Parcel ID: 120-13-0-026.00

Commonly known as 513 CORNET Drive, Nashville, TN 37217
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20090406-0030946 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Hayley Pavlus, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/9/2021 (date of document).

Affiant Signature

7/14/2021
Date

State of Ohio

County of Cuyahoga

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 03 Feb 2026

NOTARY'S SEAL

