THIS INSTRUMENT WAS PREPARED BY
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Karen Johnson Davidson County
Batch# 681787 DEEDQC
07/22/2021 01:08:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210722-0098642

STATE OF TENNESSEE
COUNTY OF SUMMER

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $__-0-__.
Recording not subject to tax pursuant to TCA 67-4-409(a) (3) (E)

Renee S. Hawkins
AFFIANT

Subscribed and sworn to before me, this the 16 day of July 2021.

JOHN M. CASHARA
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/2/2022

NOTARY PUBLIC

ADDRESS OF NEW OWNER	SEND TAX BILL TO	MAP/GROUP/PARCEL
Renee Spencer Hawkins	Owner	-128-12-0A-011.00-CO
320 Old Hickory Boulevard, Unit 311		
Nashville, TN 37221		

QUITCLAIM DEED

BE IT REMEMBERED, that for and in consideration of the dissolution of our marital affairs, pursuant to a decree of legal separation, Docket #83CC1-2020-CV-553, Circuit Court for Sumner County, Tennessee, I, **LARRY GENE HAWKINS,** bargain and sell, and by this deed do quitclaim, transfer and convey without warranty, unto **RENAE SPENCER HAWKINS**, her heirs and assigns, any interest, which I may have, in certain real estate in Davidson County, Tennessee, described, as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 11, Building No. 3, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, as shown on the plan of Section 3, Phase 1A, Eagle Ridge at the Reserve Condominiums, recorded as Exhibit A to Master Deed of record in Instrument No. 20011011-0110875, as supplemented and amended in Instrument No. 20020304-0026998, Register's Office for Davidson County, Tennessee,

together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed by Warranty Deed to **RENAE SPENCER HAWKINS,** by Roger B. Bailey and Pamela J. Bailey, husband and wife, on July 30, 2020, and recorded August 3, 2020, recorded at 20200803-0085597, Register's Office of Davidson County, Tennessee.

This is improved property known as 320 Old Hickory Boulevard, Unit 311, Nashville, Davidson County, Tennessee 37221.

The above description is the same as that in the previous deed.

The Grantor and Grantee herein acknowledge that this deed was prepared from information supplied by them and that the preparer of this deed has made no title search and makes no representation as to the status of the title of the property described herein, nor as to the accuracy of description, and is therefore not liable for the accuracy of such information.

I acknowledge receipt of all sums and things due me for this transfer.

In witness whereof, I have hereunto set my hand this 8 day of July, 2021.

Larry Gene Hawkins
LARRY GENE HAWKINS

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8 day of July, 2021, before me personally appeared **LARRY GENE HAWKINS** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the deed as his free act and deed.

Notary Public

JODI A. CASHARA
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 3/2/2022