Box 10A

This Instrument Prepared By and Returned To:
J. Gregory Hardeman, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 697399 DEEDQC
08/13/2021 01:35:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210813-0109710

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Susan M. Hawkins and James R. Hawkins 644 Vivian Drive Nashville, TN 37211	New Owner	Map 161-6 Parcel 117

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **SUSAN M. HAWKINS** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **SUSAN M. HAWKINS AND JAMES R. HAWKINS,** husband and wife as tenants by entirety, their heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

BEING land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for said county, to which reference is hereby made.

BEING the same property conveyed to Susan M. Hawkins of record in Book 20000919-0092827, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 644 Vivian Drive, Nashville, Tennessee 37211.

Witness my hand this 13th day of August, 2021.

Susan M. Hawkins

Susan M. Hawkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan M. Hawkins,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of August, 2021.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

James R Hawkins
Affiant

Subscribed and sworn to before me, this the 13 day of August, 2021.

Notary Public

My Commission Expires: