QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 853187 DEEDQC
05/10/2022 12:41:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220510-0053406

W-RB-22-3013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025
(AFFIX SEAL)

BRITTANY LEA STEWART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gladys Simiyu	**New Owner**	
(NAME)	(NAME)	**060-07-0-010.00**
3013 Hillhurst Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAWKWOOD LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GLADYS SIMIYU** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section One, Hillhurst Acres of record in Plat Book 2331, Page (s) 50 and 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northwesterly margin of Lyndale Drive at the corner of Lots 104 and 105; thence with the line between said lots Northwesterly 234.70 feet to a corner of Lot 106: thence with the line between Lots 105 and 106, Northeasterly 237.60 feet to the Westerly margin of Hillhurst Drive; thence with the margin of the same, Southeasterly 145 feet to the beginning of a curve; thence around said curve Southerly 38.24 feet to the margin of Lyndale Drive; thence with the margin of the same, Southwesterly 134.20 feet to the beginning

Being the same property conveyed to Hawkwood Lane, LLC by Warranty Deed from Sabrina Gayle Jones Birdine-Moore of record in Instrument No. 20210910-0121543 Register's Office for Davidson County, Tennessee, dated September 07, 2021 and recorded on September 10, 2021.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3013 Hillhurst Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 6 day of May, 2022.

Hawkwood Lane, LLC

BY: Gladys Nangami Simiyu
ITS: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLADYS NANGAMI SIMIYU, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of Hawkwood Lane, LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of May, 2022.

Notary Public

My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212