This Instrument Prepared By:
JULIE E. OFFICER, Attorney at Law
109 South Court Square,
Livingston, TN 38570

Owner:
Randall Poston
w/LE in Doris Hawkins
4231 Hermitage Rd.
Old Hickory, Tn 37138

Tax Responsibility:
Doris Hawkins
4231 Hermitage Rd.
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 877972 DEEDQC
06/27/2022 08:51:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220627-0072927

Davidson County Map and Parcel - 075 00 0 021.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid by the GRANTEES, plus other valuable consideration, the receipt of which is hereby acknowledged, I, **DORIS C. HAWKINS, surviving spouse of LOYD J. HAWKINS, deceased, having died on December 6, 2017,** do hereby release, quitclaim and remise unto **RANDALL A. POSTON,** all my right, title and interest in and to the following described tract or parcel of land lying and being in the 4th Civil District of Davidson County Tennessee, to-wit:

Being a part of the tract of 68.8 acres, more or less, formerly owned by the Cowgill Estate, a plan of which is of record in Book 421, page 137, Register's Office for said county, being Tract no. 4 on the survey made by John E. Perry, Surveyor for Wilson County, Tennessee, December 1, 1945, described as follows:

Beginning in the center of Hadley Bend Road at the corner of Tracts Nos. 3 and 4; thence with the line between said two tracts, south 89 ½° east 272.3 feet to a stake; thence north ½° east 200 feet to a stake; thence north 89 ½° west 274.7 feet to the center of said road; thence with the center of said road, south 1° east 200 feet to the beginning, containing 1.258 acres, more or less.

The previous and last conveyance being a Warranty Deed from Eldon H. McCombs and wife, Helen O. McCombs to Loyd J. Hawkins and wife, Doris C. Hawkins, of record in Book 4585, Page 105, Register's Office for Davidson County, Tennessee.

The Grantor, Doris C. Hawkins, retains a life estate in the the lands herein conveyed.

EXECUTED this the 14th day of June, 2022.

Doris C Hawkins
DORIS C. HAWKINS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DORIS C. HAWKINS, the Grantor, with whom I am personally acquainted, or who provided proof of identity, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 14 day of June, 2022.

My Commission Expires: May 9th 2026

Notary Public

ARIEL HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 9, 2026

* * * * * * * * * * * *

The actual consideration of this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, on the 20th day of June, 2022.

My Commission Expires: 31826

Notary Public

LEISHA BOZZA
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY

(Deeds/Poston, Randall from Hawkins, Dors.QCD.6-13-22)