Karen Johnson Davidson County
Batch# 929629 DEEDQC
10/14/2022 11:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221014-0112815

Name and Address of New Owner:
Matthew Hawkins
2708 Hydes Ferry Road
Nashville, TN 37218

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 080-120-114.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Meritt Hawkins,** "the Grantor," convey and quitclaim any interest they have unto **Matthew Hawkins,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
>
> Being Lot No. 3 of the Plan of River Meadows Section 2 of record in Book 11700, Page 21, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Meritt Hawkins and Matthew Hawkins by Warranty Deed from Brian L. Taylor and wife, Chavonne Taylor, recorded on 06/05/15 and of record in Instrument No. 20150605-0052937, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 19th day of September 2022.

(SEAL)
Meritt Hawkins

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Meritt Hawkins, the within named bargainor, 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 and official seal this 19th day of September 2022.

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public
My commission expires: 3/3/26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 19th day of September 2022.

Notary Public
My commission expires: 3/3/26

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

File # 2022-4087

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 9/19/22 (date of document).

Regina Sullo
Affiant Signature

10/14/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14 day of October, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

