Karen Johnson Davidson County
Batch# 932994 DEEDQC
10/24/2022 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221024-0115209

Name and Address of New Owner:
Che B. Mock
1411A Hawkins Street
Nashville, TN 37203

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: 093-13-0Z-004.00

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, **Tekaile Mock,** "the Grantor," convey and quitclaim any interest they have unto **Che B. Mock,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain parcel of land in Davidson County, State of Tennessee, and being further described as follows:

Being Units 1407B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1405 and 1407 Hawkins Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161121-0122572, amended in Instrument #20200109-0003328 and Instrument #20200206-0014077, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Che B. Mock and Tekaile Mock by Quitclaim Deed dated June 30, 2021 from Che B. Mock, recorded July 14, 2021 in Instrument No. 20210714-0094488 in the Register's office.

Being the same property conveyed to Che B. Mock by Deed dated July 20, 2020 from Hawkins Street Holding and Development, LLC Series A recorded August 5, 2020 in Instrument No. 20200805-0086464 in the Register's Office.

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 20th day of October, 2022.

Tekaile Mock (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Tekaile Mock, 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 20th day of October, 2022.

Notary Public
My commission expires: 3/3/25

DELLAIA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 20th day of October, 2022.

Notary Public
My commission expires: 3/3/25

DELLAIA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File # 2022-5395-RS

202210240115209

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 10/21/22 (date of document).

Regina Sullo
Affiant Signature

10/24/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of October, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

