QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 975522 DEEDQC
03/01/2023 11:10:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230301-0014535

STATE OF TENNESSEE
COUNTY OF DAVDISON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Feb, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Paul Simiyu	**NEW OWNER**	
(NAME)	(NAME)	
146 Southgate Dr		**P/O former 06006001200**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hawkwood Lane LLC ("Grantor") by these presents does herby convey, assign, and quitclaim to Paul Simiyu, ("Grantee") his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVDISON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 3020, as established in Declaration of Covenants, Conditions and Restrictions for Thirty-Twenty Richmond Hill Drive, a horizontal property regime with private elements, of record at Instrument No. 20230223-0012738, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property

Being a portion of the same property conveyed to Hawkwood Lane LLC by Warranty Deed of record in Instrument No. 20230111-0002424, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

PH

Witness my hand this the 27 day of Feb, 2023.

Hawkwood Lane LLC

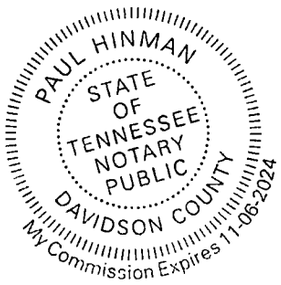
By: Gladys Simiyu
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gladys Simiyu,, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves as the Member of Hawkwood Lane LLC, the within named bargainor, and that as such Member executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of Feb, 2023.

Notary Public
My Commission Expires:



PH