Karen Johnson Davidson County
Batch# 993288 DEEDQC
04/19/2023 08:09:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230419-0028625

THIS INSTRUMENT PREPARED BY:
First Jordan, FLP
3340 Union Hill Rd Ste 791
Joelton, TN 37080

Address New Owner(s)
The Hawkins Family Trust
P.O. Box 695
Nashville, TN 37116

Send Tax Bills To:
SAME

Map & Parcel
093-13-0-312.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **First Jordan, FLP** ("Grantor") does hereby quitclaim and convey unto **Erin Dias, Trustee of The Hawkins Family Trust** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being part of the west 50 feet of Lot No. 12 on the plan of McCall Heirs Subdivision of Lot No. 14, etc., of Sigler Plan of Lots, of record in Book 161, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Part of Lot no. 12 fronts 50 feet on the north side of Hawkins Street and runs back between parallel lines, along the east margin of 14th Avenue, South, formerly Saffron Street, 103 feet, more or less, to a line in the rear. Description is the same as in the previous deed of record.

Being the same property conveyed to First Jordan, FLP by deed from L&O Farms, FLP as Trustee of the 1316 Hawkins Street Trust, on September 14, 2012, of record in Instrument Number 20120919-0084937, Register's office for Davidson County, Tennessee.

Improved property known as **1316 Hawkins Street, Nashville, TN 37203.**

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of March, 2023.

First Jordan, FLP

By: William Lain, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Lain** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal this 7th day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration for this transfer is **$-0-.**

AFFIANT

Subscribed and sworn to before me, this 7th day of March 2023.

NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY