This instrument prepared by:
Margaret L. Behm
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 995196 DEEDQC
04/21/2023 03 27 15 PM 2 pgs
Fees $12 00 Taxes $0 00
20230421-0029725

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Lyra Ward Hankins Thomas R. Hankins 601 Valley Trace Ct. Nashville, TN 37221	Same	143-06-0-A-062.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Lyra Ward Hankins ("Grantor")** does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Lyra Ward Hankins** and **Thomas R. Hankins**, a married couple, as tenants by the entirety, and their successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Lot No. 34, on the plan of Phase Two, Harpeth Trace Estates, as shown by plat of record in Book 5200, Pages 556, 557, and 558, in the Registers 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 Lyra Hankins, a married woman, from Jan Canters, Successor Trustee of the Randy Rae Salome Revocable Trust and Co-Executor of the Estate of Randy Rae Salome and Jo Anne Mikaelian, Co-Executor of the Estate of Randy Rae Salome, by Warranty Deed dated May 6, 2021 and recorded June 3, 2021 in Instrument No. 20210603-0074396, said Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

This is improved property known as **601 Valley Trace Ct., Nashville, TN 37221.**

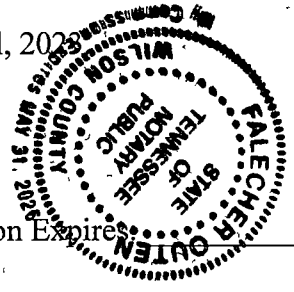
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $ -0-.

Subscribed and sworn to before me this the 21st day of April, 2023.

Lyra Ward Hankins
Affiant

Falecher Outen
Notary Public

My Commission Expires: 

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 21st day of April, 2023.

Lyra Ward Hankins
Lyra Ward Hankins, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Lyra Ward Hankins**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of April, 2023.

Falecher Outen
Notary Public

My Commission Expires: 