This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1078869 DEEDQC
12/05/2023 03:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231205-0094127

New Owner:	Send Tax Bill:	Map/Parcel
Hylton Hawkins and Carol Hawkins 109 Ospry Court Nashville, TN 37211	Same as new owner	172 12 0D 519.00

STATE OF TENNESSEE)
COUNTY OF TN)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

Tyler Hawkins
AFFIANT

Sworn to and subscribed before me this 10 day of November 2023.

Notary Public

L. BETH PEARCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 01/05/2026

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **TYLER HAWKINS**, by these present do hereby quitclaim and convey unto **HYLTON W. HAWKINS** and **CAROL T. HAWKINS,** husband and wife, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. Y-11 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town

Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register's Office.

Being the same property conveyed to Carol T. Hawkins and husband Hylton W. Hawkins and Tyler Hawkins, as tenants in common with rights of survivorship, by deed from Bret H. Krevolin and Susan B. Krevolin, husband and wife, of record in Instrument No. 20220926-0106031 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters shown on Plat recorded in Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020315-0032826 as supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, 20060120-0007914 as corrected in Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20070103¬0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326-0030439 and in any allied instrument(s) referred to in said restrictions.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Town Center Homes of Lenox Village, Section III, and recorded in Instrument No. 20020315-0032825 as amended in Instrument No. 20040526-0062221 and Instrument No. 20060120-0007913 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20030828-0125180, in the Register's Office for Davidson County, Tennessee.

Charter of Lenox Village Towne Center Homeowner's Association of record in Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20051221-0152802,

in the Register's Office for Davidson County, Tennessee.

This is improved property located at 8045 Bienville Drive #11 Nashville TN 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 10 day of November, 2023.

By: Tyler Hawkins
TYLER HAWKINS

STATE OF TENNESSEE)
COUNTY OF TN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tyler Hawkins, with whom I am personally acquainted (or who provided by sufficient evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at L. Beth Pearce, this 10 day of November, 2023.

NOTARY PUBLIC
My Commission Expires: 01/05/2026

L. BETH PEARCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 01/05/2026

Certificate of Authenticity

I, Ryan Knight, 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 November 10, 2023.

Affiant Signature

December 5, 2023
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of December, 2023.

Notary's Signature

My Commission Expires: 01/05/2026
Date

Notary's Seal (if on paper)

