Karen Johnson Davidson County
Batch # 1084904 DEEDQC
12/21/2023 01:25:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231221-0098549

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

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Parker Hawkins 508 Landau Drive Nashville, TN 37209	Same	102 03 0 079.00

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, **GARY HAWKINS**, ("**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **PARKER HAWKINS**, and his successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Lot 1275, CHARLOTTE PARK, SECTION 18, as shown on plat of record in Plat Book 3600, Pages 51-52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gary Hawkins by Warranty Deed from Patrick F. Sharpe and Brenda Jeane Sharpe recorded on December 2, 2013 in Instrument No. 20131202-0122646 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION 18, as recorded in Plat Book 3600, Page(s) 51-52, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

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

Affiant

Notary Public

My Commission Expires:



This is improved property known as 518 Landau Drive, Nashville, Tennessee 37209.

KIMBERLY H. HAWKINS, Spouse of **GARY HAWKINS**, hereby joins in the execution of this Quitclaim Deed to convey any and all marital interest which she may have in this property.

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 December, 2023.

GARY HAWKINS, GRANTOR

KIMBERLY H. HAWKINS, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public My Commission Expires:

