**Recordation Requested By/Return to:**
PRIORITY TITLE AND ESCROW
POST CLOSING
641 LYNNHAVEN PWKY SUITE 200
VIRGINA BEACH, VA 23452-
File No. 112324894

**This Instrument Prepared By:**
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Karen Johnson Davidson County
Batch# 1096733 DEEDQC
02/01/2024 11:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240201-0007133

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE C
DESCRIPTION/SURVEY

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER(S): | SEND TAX NOTICES TO: | MAP PARCEL NUMBERS |
|---|---|---|
| RACHEL S SCOTT AND<br>CHRISTOPHER H HAWKINS | RACHEL S SCOTT AND<br>CHRISTOPHER H HAWKINS | 126 14 0A 015.00 |
| 8533 BEAUTIFUL VALLEY DR<br>NASHVILLE, TN 37221- | 8533 BEAUTIFUL VALLEY DR<br>NASHVILLE, TN 37221- | |

Executed this 27 day of December 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **RACHEL S. SCOTT**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **RACHEL S. SCOTT AND CHRISTOPHER H HAWKINS, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**The following described real estate, situated in the County of Davidson, State of Tennessee:**

**Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Travis Trace Subdivision, Phase IA of record in Plat at Instrument No. 20141016-0095781, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being all and the same lands and premises conveyed to David Eugene Skagen and Rachel S. Scott, husband and wife by Robert Thomas Caputo and wife, Neckuscha Luis Caputo in a Deed dated 07/25/2019 and recorded 07/29/2019 in Instrument No. 20190729-0074135, in the Clerk's Office of the Circuit Court of Davidson, Tennessee.**

Property known as, 8533 BEAUTIFUL VALLEY DRIVE, NASHVILLE, TN 37221-
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27 day of December, 2023.

**RACHEL S SCOTT**

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, Ella K. Butler of the state and county mentioned, personally appeared **RACHEL S SCOTT,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K Butler
Notary Public
Printed Name: Ella K. Butler
My Commission Expires: 07/09/2024

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00** .

Affiant

STATE OF TENNESSEE

COUNTY OF Wilson

Subscribed and sworn before me this the 27 day of December , 2023

Ella K. Butler
Notary Public
My commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**Tennessee Certification of Electronic Document**

I, Deborah Costelloe, 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 **12/27/2023** (date of document).

Deborah Costelloe
Affiant Signature

1/31/2024
Date

State of Virginia

city
~~County~~ of Virginia Beach
ka

Sworn to and subscribed before me this 31st day of January, 2024.

Kristen A Anglin
Notary's Signature

MY COMMISSION EXPIRES: 12/31/2026

NOTARY'S SEAL

KRISTEN A. ANGLIN
NOTARY PUBLIC
REGISTRATION # 7079469
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2026