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# 1133543 DEEDQC
05/10/2024 03:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240510-0034733

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Hawkins Tennessee Community Property Trust 2205 Natchez Trace Nashville, TN 37212	Same	104 15 0 001.00

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 L. HAWKINS and KIM HARTLEY HAWKINS**, husband and wife, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their right, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **GARY L. HAWKINS** and **KIM HARTLEY HAWKINS,** as Co-Trustees of the **HAWKINS TENNESSEE COMMUNITY PROPERTY TRUST**, and its successors, heirs and assigns. The real estate is described as follows:

LAND in Davidson County, Tennessee and being Lot No. 1 on the Map of a subdivision of Lots Nos. 31 and 32 in Bransford Realty Company's Westmoreland Subdivision, as of record in Book 547, page 113, of the Register's Office for said County; said Lot No. 1 begins at a point of a curve in west margin of 28th Avenue South; thence in a southerly direction and with west margin of 28th Avenue South, 165 feet to a point; thence at right angles with 28th Avenue South and in a westerly direction 100 feet to a point; thence in a northwesterly direction 32 feet to a point in the easterly margin Westmoreland Drive; thence with the easterly margin of Westmoreland Drive and in a northeasterly direction 165 feet to the beginning of a curve; thence around curve 27 feet to the westerly margin of 28th Avenue South which is the point of beginning.

Being the same property conveyed to Gary L. Hawkins, and spouse, Kim Hartley Hawkins, by Warranty Deed from Robert B. Elliott of record in Book 9414, Page 848, 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. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

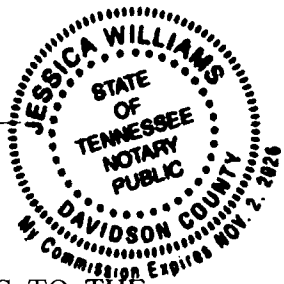
The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 10th day of May, 2024.

Affiant

Notary Public

My Commission Expires: 11/2/26



This is improved property known as **2205 Natchez Trace, Nashville, TN 37212**.

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 10th day of May, 2024.

GARY L. HAWKINS

KIM HARTLEY HAWKINS

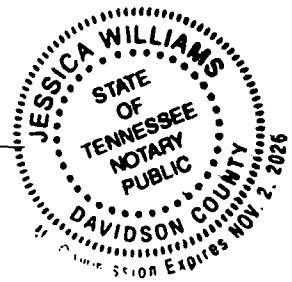
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY L. HAWKINS and KIM HARTLEY 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 10th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 11/2/26



Certificate of Authenticity

I, Sarah Arick, 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 May 10, 2024.

Date: 05/10/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on May 10, 2024.

Notary Public: Jessica Williams

My Commission Expires: 11/2/26

JESSICA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 2, 2026