Karen Johnson
Batch # 1157484
07/12/2024 01:43:38 PM
Fees: $38.00 Taxes: $18.50

Davidson County
DEEDQC
7 pgs

20240712-0052620

QUITCLAIM DEED

TO: Victor Hazelwood

This instrument was prepared by:
Micah N. Bradley, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Norma Howse

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
124 Lake Terrace Dr. Hendersonville, TN 37075	Same	105-04-0-173.00

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $5,000.

Norma Howse
Affiant

Sworn to and subscribed before me, this 4 day of March, 2024.

Notary Public

My Commission Expires: 9/2/2024

CHRIS BEVIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Five Thousand Dollars, cash in hand paid by the hereinafter named Grantee, as well as other good and valuable considerations, the receipt of which is hereby acknowledged, Ms. Norma Howse (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto Victor Hazelwood, (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 4 day of March, 2024.

GRANTOR: Norma Howse

By: Norma Howse

Title: _____

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Chris Bevier, a Notary Public in and for the County and State aforesaid, personally appeared Norma Howse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained..

Witness my hand and seal at office in Nashville, Tennessee, this 4 day of March, 2024.

Notary Public

My Commission Expires: 9/2/2024

CHRIS BEVIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the southerly 20 feet of Lot No. 30 and the northerly 20 feet of Lot No. 31 on the Revised Plan of Trimble's National Hill Addition, as of record in Plat Book 21, Page 121, and Register's Office for said County.

Said part of Lot Nos. 30 and 31 front 40 feet together on the westerly side of Lewis, formerly East Hill Street, and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed to Victor Hazelwood by deed of record at 20220602-0063786, Register's Office for Davidson County, Tennessee.

E-FILED
6/5/2024 5:42 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

**IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE**

SHAWANNA NORMAN, Plaintiff, v. GULF HARBOUR INVESTMENTS CORP, MACKIE WOLF ZIENTZ & MANN, P.C. and NORMA JEAN HOWSE, Defendants.	
NORMA JEAN HOWSE, Counter-Plaintiff, v. SHAWANNA NORMAN, Counter-Defendant.	Docket No. 22-0069-II
NORMA JEAN HOWSE, Third-Party Plaintiff, v. VICTOR HAZELWOOD, Third-Party Defendant.	

~~[Proposed]~~ CONSENT ORDER
(6-5-24 ACM)

IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1) The Court orders that all property rights are vested in Mr. Victor Hazelwood for the following property located at 1245 Lewis Street, Nashville, TN, 37210 (the "Property"):

Land in Davidson County, Tennessee, being the southerly 20 feet of Lot No. 30 and the northerly 20 feet of Lot No. 31 on the Revised Plan of Trimble's National Hill Addition, as of record in Plat Book 21, Page 121, and Register's Office for said County.

Said part of Lot Nos. 30 and 31 front 40 feet together on the westerly side of Lewis, formerly East Hill Street, and runs back between parallel lines 120 feet to an alley.

2) The Court recognizes that Ms. Shawanna Norman has executed both a Warranty Deed and a Quitclaim Deed to Mr. Victor Hazelwood regarding the Property;

3) The Court recognizes that Ms. Norma Howse has executed a Quitclaim Deed to Mr. Victor Hazelwood regarding the Property;

4) The Court is concurrently dismissing this action against all parties with prejudice by separate orders;

5) Ms. Shawanna Norman and Ms. Norma Howse are divested from any interest in conflict with Mr. Victor Hazelwood's rights in and to the Property.

(6-5-24 ACM) 6) Any outstanding court costs shall be taxed against the Third-party Defendant Victor Hazelwood. Further, the Clerk & Master is directed to disburse the $250 cash bond back to former counsel for Plaintiff, Tamika Parker, who paid on January 18, 2022, to the mailing address of 73 White Bridge Road, Suite 103/Box 154, Nashville, TN 37205.

SIGNED this 5th day of June, 2024

s/Anne C. Martin
CHANCELLOR

Respectfully submitted,

/s/ Micah N. Bradley
Todd E. Panther (#14438)
Micah N. Bradley (#38402)
SHERRARD ROE VOIGT & HARBISON, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201
Tel: (615) 742-4200 | Fax: (615) 742-4539
tpanther@srvhlaw.com
mbradley@srvhlaw.com
Attorneys for Victor Hazelwood

/s/ Jean Dyer Harrison with permission by Micah N. Bradley
Jean Dyer Harrison
Harrison Law Group, P.C.
P.O. Box 160237
Nashville, Tennessee 37216
jean@harrison-lawgroup.com
Attorney for Norma Jean Howse

CERTIFICATE OF SERVICE

I certify that on this 31st day of May, 2024, the foregoing was served to the following parties via regular U.S. mail and email.

Jean Dyer Harrison
Harrison Law Group, P.C.
P.O. Box 160237
Nashville, Tennessee 37216
jean@harrison-lawgroup.com

Shawanna Norman
156 Stiles Drive
Dallas, GA 30132
shawannanorman@yahoo.com

/s/ Micah N. Bradley
Micah N. Bradley

Rule 58 Certification

A copy of this Order has been served by U.S. Mail or the Court's electronic filing system upon all parties or their counsel named above:

s/Megan Broadnax
Clerk & Master

June 5, 2024
Date