Karen Johnson Davidson County
Batch# 1160725 DEEDQC
07/23/2024 08:46:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240723-0055033

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.	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). Affiant Sworn to and subscribed before me this 7/22/24, 2024 Notary Public Comm Exp:

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 06-27-2027

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
CHRISTOPHER V. HAWKINS		
6621 Hastings Ln	SAME AS NEW OWNER	114 00 0 025.01
Franklin, TN 37069		

SUCCESSOR TRUSTEE'S QUITCLAIM DEED

BE IT KNOWN THAT IRA VAUGHN HAWKINS, sole Trustee of the IRA VAUGHN HAWKINS REVOCABLE LIVING TRUST AGREEMENT dated May 18, 2016, died on April 14, 2024. Pursuant to the First Amendment To And Total Restatement Of the IRA VAUGHN HAWKINS REVOCABLE LIVING TRUST AGREEMENT dated September 28, 2020, STEVEN D. HAWKINS was appointed Successor Trustee of the IRA VAUGHN HAWKINS REVOCABLE LIVING TRUST AGREEMENT dated May 18, 2016, as evidenced by the attached Certificate of Trust (EXHIBIT A).

THEREFORE, FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, STEVEN D. HAWKINS, Trustee of the IRA VAUGHN HAWKINS REVOCABLE LIVING TRUST dated May 18, 2016, do hereby quitclaim, release, and convey any and all of its right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to CHRISTOPHER V. HAWKINS, his heirs and assigns, being more particularly described as follows:

Land in the 8th, formerly the 12th, Civil District of said County and State, being part of lot No. 6 of the division of the real estate of William Gower, deceased, as of record in Minute Book "H", page 487, County Court for said County, described according to a survey made by S.H. Hutchison, October 16, 1963, as follows: Beginning in the center of Charlotte Pike at the southeast corner of the J.C. Womack's 2.56 acre tract; thence with Womack's easterly line north 34° west 133 feet to a 10 inch elm; thence north 28° west 119.2 feet to a stake in fence; thence leaving Womack's line south 85° 30' east 320 feet to a stake cedar pointer; thence south 7° 15' west 175 feet to the center of Charlotte Pike; thence with the center of said Pike south 89° west 88 feet and south 78° 30' west 77.5 feet to the beginning, containing 1.87 acres, more or less.

Being the same property conveyed to IRA VAUGHN HAWKINS, Trustee of the IRA VAUGHN HAWKINS REVOCABLE LIVING TRUST dated May 18, 2016, by VAUGHN HAWKINS (being one and the same as IRA VAUGHN HAWKINS), by Quitclaim Deed, Instrument # 20160524-0052052, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The legal description is taken from prior deed of record.

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.

The property is known as 7466 Old Charlotte Pike, Nashville, Tennessee 37209.

WITNESS MY HAND this July 11, 2024.

IRA VAUGHN HAWKINS REVOCABLE LIVING TRUST, dated May 18, 2016

By: _____
STEVEN D. HAWKINS, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN D. HAWKINS, Trustee of the IRA VAUGHN HAWKINS REVOCABLE LIVING TRUST, dated May 18, 2016, with whom I am personally acquainted, and who acknowledged that he, in her capacity to do so, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 11 2024.

_____
NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

EXHBIT A

CERTIFICATION OF TRUST
(Under the Tennessee Uniform Trust Code)

The undersigned, constituting the Trustee of the IRA VAUGHN HAWKINS REVOCBLE LIVING TRUST AGREEMENT, dated MAY 18, 2016, and the amendments thereto, ("Trust"), being first duly sworn, depose and say:

1. **EXISTENCE OF TRUST.** The Trust is in existence and consists of a revocable trust which was executed on May 18, 2016. An Amendment and total Restatement to the Trust was executed by the Grantor on September 28, 2020. The formal name of the Trust is the **"STEVEN D. HAWKINS, TRUSTEE, IRA VAUGHN HAWKINS REVOCABLE LIVING TRUST AGREEMENT DATED MAY 18, 2016."**

2. **INFORMAL TRUST NAME.** The Trust may also be referred to as the **"IRA VAUGHN HAWKINS REVOCABLE LIVING TRUST AGREEMENT DATED MAY 18, 2016.**

3. **IDENTITY OF GRANTOR, SETTLOR, OR TESTATOR.**
The Grantor/Settlor/Testator of the Trust was **IRA VAUGHN HAWKINS**.

4. **CURRENT ACTING TRUSTEE.** Upon the death of **IRA VAUGHN HAWKINS, STEVEN D. HAWKINS** is the currently acting Trustee of the Trust.

5. **POWERS OF TRUSTEE.** The Trustee hereby certifies that he has all the powers granted to trustees under the Uniform Trust Code adopted by the State of Tennessee, without limitation.

6. **RESTRICTIONS IMPOSED UPON TRUSTEE.** There are no restrictions imposed upon the Trustee of the Trust dealing with the assets of the Trust.

7. **NAME OF SUCCESSOR TRUSTEE(S).** If **STEVEN D. HAWKINS** is unable or unwilling to serve for any reason, then no other Successor Trustee is named.

8. **REVOCABILITY/IRREVOCABILITY OF TRUST.** Upon the death of **IRA VAUGHN HAWKINS**, the Trust is now irrevocable.

9. **EXERCISE OF POWERS BY TRUSTEE(S).** Any currently acting Trustee may act to exercise identified powers of the Trustee.

10. **IDENTIFYING NUMBER.** The current tax identification number for the Trust is 99-6612737.

11. **ESTABLISHMENT OF TRUST.** The Trust was established in the State of Tennessee and Tennessee law shall govern.

12. **TITLE TO TRUST ASSETS.** Title to assets of the Trust is to be taken in the following form: **"STEVEN D. HAWKINS, TRUSTEE, IRA VAUGHN HAWKINS REVOCABLE LIVING TRUST AGREEMENT DATED MAY 18, 2016."**

13. **ACKNOWLEDGMENT AND INDEMNIFICATION.** The Trust has not been revoked, modified, or amended to make any representations in this CERTIFICATION OF TRUST incorrect and the trustee(s) signing this document is/are the corporate trustee or one or more of the acting trustees.

STEVEN D. HAWKINS, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

The foregoing Certification of Trust for the **"STEVEN D. HAWKINS, TRUSTEE, IRA VAUGHN HAWKINS REVOCABLE LIVING TRUST AGREEMENT DATED MAY 18, 2016"** was subscribed and sworn to before me on this 12th day of July, 2024.

Notary Public
My commission expires: 03/20/2028

CHRISTOPHER D BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 7/22/24.

PARKER T. BROWN 7/22/24
Date

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 22 day of July, 2023.

Notary Public

My Commission Expires:

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027