REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1182440 DEEDQC
09/17/2024 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0071904

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

Robin Hawkins
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 5th DAY OF September, 2024.

CASEY KELLER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-19-2026
SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Robin Hawkins
495 Davis Rd
Lebanon TN 37087

NEW OWNER:
Robin Hawkins
495 Davis Rd
Lebanon TN 37087

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 5th day of September, 2024 between ALEXANDER JAMES STARR, III (hereinafter referred to as "GRANTOR") and ROBIN HAWKINS (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being Unit No. 74 on the plan of Brentwood Villa, Phase 3-B as shown on a map of record in Book 6900, Page 329, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Alexander James Starr, III by Executor's Deed from James Alex Starr, Executor of the Estate of Alexander James Starr, Jr. dated August 25, 2022 and filed August 25, 2022 of record in Instrument No. 20220825-0096206, in the Register's Office for Davidson County, Tennessee.

TAX PARCEL # 171 02 0A 074.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 220 Glenstone Circle, Brentwood, TN 37027.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

ALEXANDER JAMES STARR, III

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared ALEXANDER JAMES STARR, III, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 5th day of SEPTEMBER, 2024.

SEAL

CASEY KELLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-18-2026

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 September 5, 2024

Rhonda S. Hardison
Affiant Signature

September 17, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 17th day of September, 2024.

Notary Public
My Commission Expires:

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027