Karen Johnson Davidson County
Batch # 1201361 DEEDQC
11/05/2024 01:29:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241105-0085906

ADDRESS NEW OWNER:
JENNIFER LYNN HAMMOND
1033 Cascade Falls Drive
Murfreesboro, Tennessee 37129

SEND TAX BILLS:
SAME AS ABOVE
1033 Cascade Falls Drive
Murfreesboro, Tennessee 37129

Map No. 150-9
Parcel No. 134
2D-36679

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **TRAVIS VINCENT LOCKETT,** hereinafter referred to as the Grantor, his heirs and assigns, by these presents do hereby quitclaim and convey unto **JENNIFER LYNN HAMMOND,** hereinafter the "Grantee", her heirs and assigns, all right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot 16, Section Four, Phase Two of Forest View Park of record in Plat Book 5200, Page 674, Register's Office for Davidson County, Tennessee to which plat reference is being made for a more complete legal description.

BEING part of the same property conveyed to Fox Ridge Company, a Limited Partnership, by deed from Kate Barksdale Cain, Trustee and John E. Cain, III of record in Book 6158, Page 238, Register's Office for said County.

BEING the same property conveyed to Samuel C. Lockett (deceased July 5, 2024), single, by Warranty Deed from Fox Ridge Company, a Limited Partnership,. dated February 20, 1987 and recorded on March 3, 1987 in Book 7153, Page 301, Register's Office for Davidson County, Tennessee.

Samuel C. Lockett and Samuel Calvin Lockett are one in the same person.

BEING the same property conveyed to Travis Vincent Lockett and Jennifer Lynn Hammond, as tenants in common, by way of Executor Deed from Travis Vincent Lockett, Executor of the Estate of Samuel Calvin Lockett recorded on October 3, 2024 as Instrument Number 20241003-0076802, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to restrictive covenants of record in Book 6312, Page 609, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This property is improved property known as 2965 Owendale Drive, Antioch, Tennessee 37013.

Witness my hand on this the 31st day of October, 2024.

TRAVIS VINCENT LOCKETT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Travis Vincent Lockett**, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this the 31st day of October, 2024.

STACEY ROBINSON BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public
My Commission Expires: 1-28-26

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

JENNIFER LYNN HAMMOND - *AFFIANT*

Subscribed and sworn to before me on this the 31st day of October, 2024.

STACEY ROBINSON BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

NOTARY PUBLIC
My Commission Expires: 1-28-26

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889