Karen Johnson
Batch # 1201361
11/05/2024 01:29:04 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241105-0085907

ADDRESS NEW OWNER:
TRAVIS VINCENT LOCKETT
427 Bonnawood Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
SAME AS ABOVE
427 Bonnawood Drive
Hermitage, Tennessee 37076

Map-Parcel No: 07412004700

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **JENNIFER LYNN HAMMOND**, hereinafter referred to as the Grantor, her heirs and assigns, by these presents do hereby quitclaims and conveys unto **TRAVIS VINCENT LOCKETT**, hereinafter the "Grantee", his 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 No. 616 on the Plan of Sec. VI, Hermitage Hills as of record in Book 3300, page 10; Register's Office for said County, and described as follows: BEGINNING at a point in the westerly margin of Bonnawood Court, at the corner of Lots 616 and 617; thence with the line between said lots, northwesterly 153.3 feet to a point; thence northeasterly 126.06 feet to the southerly margin of Bonnawood Drive; thence with the same, partly around a slight curve, 97.2 feet to the beginning of a curve, thence around said curve, southeasterly 36. 75 feet to the westerly margin of Bonnawood Drive; thence with the margin of the same, southerly 76.38 feet to the point of beginning.

BEING the same property conveyed to Samuel C. Lockett and wife, Rita S. Lockett, by deed from James Leonard Fraser and wife, Geraldine B. Fraser, as of record in Book 3326, page 27, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James Leonard Fraser and wife, Gerldine B. Fraser, by deed from A.H. Johnson and wife, as of record in Book 3315, page 407, said Register's Office.

BEING the same property conveyed to Samuel C. Lockett (deceased July 5, 2024) by Quitclaim Deed from Rita S. Lockett, dated August 17, 2015 and recorded on August 21, 2015 in Instrument Number 20150821-0084359, 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 20241003-0076801, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This property is improved property known as 427 Bonnawood Drive, Hermitage, Tennessee 37076.

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

JENNIFER LYNN HAMMOND

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 **Jennifer Lynn Hammond**, 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.

TRAVIS VINCENT LOCKETT - 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