Karen Johnson Davidson County
Batch# 1214588 DEEDQC
12/11/2024 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241211-0096056

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William H. Hawkins and Elizabeth R. Hawkins, Co-Trustees 3509 Echo Hill Road Nashville, TN 37215	Same	117-10-003.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, WILLIAM H. HAWKINS and ELIZABETH R. HAWKINS (collectively, the "Grantor"), hereby quitclaim and convey to WILLIAM H. HAWKINS and ELIZABETH R. HAWKINS, CO-TRUSTEES OF THE HAWKINS COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County TN, being Lot No. 11 of Block 6, on the Plan of Woodmont Estates, of record in Book 974, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 190.2 feet on the westerly side of Echo Hill Road and runs back 307.5 feet on the northerly line and 340.5 feet on the southerly line to a dead line measuring 185 feet thereon.

Being the same property conveyed by deed of record in Instrument #20121207-0113175, Register's Office for Davidson County, Tennessee.

Being property known as 3509 Echo Hill Road, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 19th day of November, 2024.

WILLIAM H. HAWKINS

ELIZABETH R. HAWKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, William H. Hawkins and Elizabeth R. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 19 day of November, 2024.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 31, 2026

Notary Public
My Commission Expires: 03/03/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 19 day of November, 2024.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 31, 2026

Notary Public
My Commission Expires: 03/03/2026

37928450.1

Certificate of Authenticity

I, Lucretia Albert, 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 December 10, 2024.

Date

Lucretia Albert

Affiant Signature

12/10/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of December, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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