This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson
Batch # 1240699
02/26/2025 08:41:15 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20250226-0014102

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Brandon J. Hawkins and Jerica Y. Hawkins, Trustees of The Brandon J. Hawkins and Jerica Y. Hawkins Revocable Living Trust and Julianne Olivia Hawkins 2700 Brighton Park Drive Bakersfield, CA 93311	NEW OWNER	093-13-0C-149.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brandon J. Hawkins and Jerica Y. Hawkins, Trustees of The Brandon J. Hawkins & Jerica Y. Hawkins Revocable Living Trust of 2012, and Julianne Olivia Peck, n/k/a Julianne Olivia Hawkins** "the Grantors," conveys and quitclaims unto **Brandon J. Hawkins and Jerica Y. Hawkins, Trustees of The Brandon J. Hawkins & Jerica Y. Hawkins Revocable Living Trust of 2012, and Julianne Olivia Hawkins** "the Grantees," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 719 as set forth in the Master Deed Establishing ICON in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Brandon J. Hawkins and Jerica Y. Hawkins, Trustees of The Brandon J. Hawkins & Jerica Y. Hawkins Revocable Living Trust of 2012, and Julianne Olivia Peck by Warranty deed from Michael Markowitz and Nanci Markowitz, husband and wife, dated June 10, 2021, and recorded on June 16, 2021, in Instrument No. 20210616-0081279, in the Register's Office for Davidson County, Tennessee.

Being also known as 600 12th Avenue South Apt 719 719 Nashville, Tennessee 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of

record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 27 day of January, 2025.

The Brandon J. Hawkins & Jerica Y. Hawkins Revocable Living Trust of 2012,

_____(SEAL)
Brandon J. Hawkins, Trustee

_____(SEAL)
Jerica Y. Hawkins, Trustee

STATE OF CALIFORNIA)
COUNTY OF KERN)

Personally appeared before me, a Notary Public in and for said State and County, Brandon J. Hawkins and Jerica Y. Hawkins, Trustees of The Brandon J. Hawkins & Jerica Y. Hawkins Revocable Living Trust of 2012, the within named Grantors, 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 and official seal this 27 day of January, 2025.

See Attached
Notary Public
My commission expires: 03/02/2027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

_____
(Affiant)

_____
Notary Public

My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____(SEAL)
Julianne Olivia Peck, n/k/a Julianne Olivia Hawkins

STATE OF TN)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, Julianne Olivia Peck, n/k/a Julianne Olivia Hawkins, the within named Grantor, 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 and official seal this 3 day of February, 2024.

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Public
My commission expires: 12-1-27

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

File No: n(RS)
APN No:

STATE OF CALIFORNIA
COUNTY OF KERN

On January 27, 2025, before me, M. A. Salas, Notary Public, personally appeared

Brandon J. Hawkins and Jerica Y. Hawkins

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

M. A. SALAS
COMM. #2437013
NOTARY PUBLIC • CALIFORNIA
KERN COUNTY
My Comm. Exp. Mar. 2, 2027

This area for official notarial seal.

OPTIONAL SECTION – NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S): _____
- ☐ PARTNERS: ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY IN FACT
- ☐ GUARDIAN/CONSERVATOR
- ☒ TRUSTEE(S)
- ☐ OTHER: _____

SIGNER IS REPRESENTING:

The Brandon J. Hawkins & Jerica Y Hawkins Revocable Trust of 2012

Name of Person or Entity | Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Quitclaim Deed

NUMBER OF PAGES: _____ DATE OF DOCUMENT: _____

SIGNER(S) OTHER THAN NAMED ABOVE: _____ _____