Karen Johnson Davidson County
Batch# 1242800 DEEDQC
03/04/2025 10:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250304-0016073

Prepared by: Shelby B. Parks, Attorney, BATSON NOLAN PLC, 105 Fifth Avenue West, #201, Springfield, Tennessee 37172, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

**GENE HOLLAND HAWKINS**

TO: QUITCLAIM DEED WITH LIFE ESTATE RETAINED

**BILLY G. HAWKINS**

**THIS QUIT CLAIM DEED OF REALTY**, executed as of the 4th day of March, 2025, by Grantor, **GENE HOLLAND HAWKINS**, a single person, to Grantees, **BILLY G. HAWKINS and wife, MARY A. HAWKINS;** Witnesseth:

That Grantor does hereby quitclaim and convey unto Grantees, as tenants by the entirety, all of Grantor's right, title, and interest, ***subject to a life estate retained by the Grantor herein,*** **GENE HOLLAND HAWKINS,** ***for his natural life,*** in certain realty situated in Davidson County, Tennessee, and being bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Laurel Acres Subdivision, as of record in Book 2133, Page 48, Register's Office for said County.
>
> Beginning at a point in the southwesterly side of Ennis Road, the common front corner of Lots Nos. 36 and 37 on said Plan; thence in a southeastwardly direction 175.4 feet to a concrete monument; thence southeastwardly and southwardly 87.3 feet around a slight curve having a radius of 110.3 feet to a concrete monument; thence N. 86 degrees 42 minutes W. 363.6 feet to the common rear corner of Lots 36 and 37 on said plan; thence northeastwardly 292.9 feet along the line between said lots to the beginning.
>
> BEING the same property conveyed to Gene Holland Hawkins, by quitclaim deed from Eula Hawkins, dated March 8, 1988, and recorded March 8, 1988, at 2:46 PM, of record in Book 7486, Page 754, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

**GENE HOLLAND HAWKINS, Grantor**

STATE OF TENNESSEE )
)
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **GENE HOLLAND HAWKINS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this the 4th day of March, 2025.

***Affix Notary Seal***




Shelby Parks
Notary Public

My Commission Expires: _____

**Property Owner's Name and Mailing Address:**

Gene Holland Hawkins
2627 Ennis Road
Nashville, Tennessee 37210

**Person or Entity Responsible for Payment of Property Taxes:**

SAME/OWNER

**Property Address:**

2627 Ennis Road
Nashville, Tennessee 37210

**Map and Parcel No.**

119-11-0-033.00

STATE OF TENNESSEE, ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$0.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Billy G Hawkins

Subscribed and sworn to before me this the 4th day of March, 2025.

***Affix Notary Seal***




Shelby Parks
Notary Public

My Commission Expires: _____



202503040016073

Tennessee Certification of Electronic Document

I, Christina M. Bartee, 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 therewith and that this electronic document is a true and exact copy of the original documents executed and authenticated according to law on March 4, 2025 (date of document).

Affiant Signature

March 4, 2025

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 4th day of March, 2025.

Notary Signature

My Commission Expires:

NOTARY SEAL:

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY