Karen Johnson Davidson County
Batch# 1264444 DEEDQC
04/24/2025 11:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250424-0031545

QUITCLAIM DEED

FROM: Carla Hawkins

TO: Lorenzo Hawkins, III

This instrument Was Prepared by:
Elizabeth A. Garrett
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Lorenzo Hawkins, III 1405 Napa Point W. Antioch, Tennessee 37013	Lorenzo Hawkins, III 1405 Napa Point W Antioch, Tennessee 37013	**173 04 0A 408.00**

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Rutherford)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Lorenzo, Hawkins, III vs. Carla Hawkins Civil Action No. 23D-1592, Third Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Carla Hawkins
Affiant

Sworn to and subscribed before me, this the 24 day of April, 2025.

Lynae Wilder
Notary Public

My Commission Expires: October 22, 2025

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

LYNAE WI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO

100045:230000:1649106:1

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Lorenzo, Hawkins, III vs. Carla Hawkins, Civil Action No. 23D-1592 in the Third Circuit Court for Davidson County, Tennessee**. Accordingly, **Carla Hawkins** does hereby quitclaim unto the said **Lorenzo Hawkins, III**, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

> LAND located in Davidson County, Tennessee, being all of Lot No. 360, Final Plat, Section Five, Oak Highlands, a Planned Unit Development, as shown on the plan of record in Instrument No. 20050124-0008664 (erroneously referenced in prior conveyances as Section Four, Oak Highlands, as shown on the plan of record in Instrument No. 20040128-0010661), in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> BEING the same property conveyed to Lorenzo Hawkins III and wife, Elaine Hawkins, by Warranty Deed dated April 20, 2006, from S&Y Construction, Inc., a Tennessee Corporation, recorded April 26, 2006, in Instrument No. 20060426-0047738, in the Register's Office of Davidson County, Tennessee. Further conveyed to Lorenzo Hawkins III and Carla Hawkins, husband and wife, as tenants by the entireties, by Quitclaim Deed from Lorenzo Hawkins III, a remarried man and Elaine Hawkins, an unmarried woman, dated April 16, 2015, and recorded April 16, 2015, in Instrument No. 20150416-0033924, in said Register's Office.

The above description is the same as in the previous deed of record.

This is improved property known as: **1405 Napa Point W, Antioch, Tennessee 37013**.

Witness my hand this 24 day of April, 2025.

Carla Hawkins

Carla Hawkins

202504240031545

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, Lynae Wilder, a Notary Public of said County and State, Carla Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 24 day of April, 2025.

Lynae Wilder
Notary Public

My Commission Expires: October 22, 2025



True Copy Certification

I, Grace Tant, 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 the 24 day of April, 2025.

Affiant Signature

1-24-25

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 24 day of April, 2025.

Notary's Signature

My Commission Expires: October 22, 2025

Notary' Seal (if on paper)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY