Karen Johnson Davidson County
Batch # 1269703 DEEDQC
05/07/2025 08 07 08 AM 3 pgs
Fees $17 00 Taxes $0 00
20250507-0035484

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Lu Ann Hawk, Trustee **7144 Lama Terra Drive,** **Goodlettsville, TN 37072**	**SAME**	**016 00 0 202.00**

THIS INSTRUMENT, made and entered into this 12th day of November 2024, by and between **Lu Ann Hawk, Surviving Trustee of the Joe and Lu Ann Hawk Living Trust,** *("Grantor")*, and **Lu Ann Hawk, Trustee of the Lu Ann Hawk Revocable Living Trust,** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **LU ANN HAWK, SURVIVING TRUSTEE OF THE JOE AND LU ANN HAWK LIVING TRUST,** Grantor, conveys and quitclaims all of her interest and all of her rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 21 on the plan of Ridgeview Estates, Section Two, Phase 1, of record in Book 6900, Page 181, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.
>
> Being the same property conveyed to Joseph V. Hawk and Lu Ann Hawk, Trustees of the Joe and Lu Ann Hawk Living Trust, from Joseph Vernon Hawk and wife, Lu Ann Hawk, by Quitclaim Deed dated October 20, 2017, and recorded October 31, 2017, of record in Instrument Number 20171031-0111-427, Register's Office for Davidson County, Tennessee.

Joseph V. Hawk predeceased Lu Ann Hawk on May 6, 2022, making Lu Ann Hawk, as Trustee of the Joe and Lu Ann Hawk Living Trust, the fee simple owner as of May 6, 2022.

This is improved property known as **7144 Lama Terra Dr., Goodlettsville, TN 37072.**

And now, **LU ANN HAWK, SURVIVING TRUSTEE OF THE JOE AND LU ANN HAWK LIVING TRUST,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* her property interest into **LU ANN HAWK, TRUSTEE OF THE LU ANN HAWK REVOCABLE LIVING TRUST.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **LU ANN HAWK, SURVIVING TRUSTEE OF THE JOE AND LU ANN HAWK LIVING TRUST**, has hereunto set her hand on this the 12th day of November 2024.

(Signature Page to Follow)

Lu Ann Hawk, Trustee

LU ANN HAWK, Surviving Trustee of the Joe and Lu Ann Hawk Living Trust, *Grantor*

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally, appeared before me, Abigail Grant, a Notary Public in and for said County and State, the within named **LU ANN HAWK,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 12th day of November 2024.

ABIGAIL GRANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXPIRES 05/19/2026

Abigail Grant

Abigail Grant
Notary Public
My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **THE LU ANN HAWK REVOCABLE LIVING TRUST, *Grantee***

Lu Ann Hawk, TRUSTEE

BY: LU ANN HAWK, *Trustee*

12th **WITNESS** my hand and official seal at Hendersonville, Tennessee this day of November 2024.

ABIGAIL GRANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXPIRES 05/19/2026

Abigail Grant

Abigail Grant
Notary Public
My Commission Expires: 5/19/2026