Karen Johnson
Batch # 1283667
06/10/2025 08:23 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250610-0045401

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Scot P. Hawthorne SCOT P. HAWTHORNE, AFFIANT Subscribed and sworn to before me, this 30 day of May 2025. Hannah Benson NOTARY PUBLIC My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SCOT P. HAWTHORNE and JENNIFER LEE HAWTHORNE, CO-TRUSTEES 3801 Nebraska Avenue Nashville, TN 37209	New Owner	Map and Parcel No.: 104-01-0U-001.00-CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Scot P. Hawthorne and Jennifer L. Hawthorne, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Scot P. Hawthorne and Jennifer Lee Hawthorne, Co-Trustees of the Hawthorne Joint Revocable Trust, created May 1, 2025, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3801 Nebraska Avenue, Nashville, Tennessee 37209, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A", The Townhomes at Nebraska and 38th, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes

at The Townhomes at Nebraska and 38th, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140731-0068200, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Townhomes at Nebraska and 38th, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140731-0068200, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Scot P. Hawthorne and Jennifer L. Hawthorne, husband and wife, from Daniel Charles Ahlert and Patricia A. Ahlert, husband and wife, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20210702-0089944.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 30 day of May 2025.

Scot P. Hawthorne, Grantor

Jennifer L. Hawthorne, Grantor

STATE OF TENNESSEE)

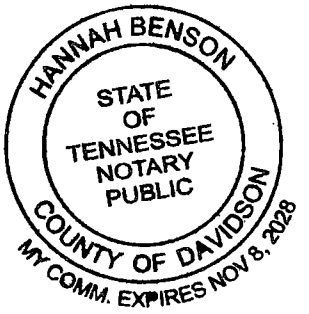
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Scot P. Hawthorne**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of May 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jennifer L. Hawthorne**, the Grantor, 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 office, this 30 day of May 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

