THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)
Christopher Bryan Hawkins and
Wendy Ann Hawkins, Trustee
118 Cobbler Circle
Hendersonville, TN 37075

Send Tax Bills To
Same

Map-Parcel No.
097 02 0A 090.00

Karen Johnson Davidson County
Batch# 1348005 DEEDQC
11/19/2025 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251119-0092304

Quitclaim Deed to Trustee

Grantor: Christopher Bryan Hawkins
Grantee: Christopher Bryan Hawkins and Wendy Ann Hawkins, Trustee of the Revocable Trust of Christopher Bryan Hawkins and Wendy Ann Hawkins, dated November 19, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 90 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision Two, of record in Instrument No. 20090603-0051286 Register's Office for said County, to which plan is hereby made for a more complete and accurate description.

THE aforesaid Plat of record in Instrument No. 20090603-0051286 voided, vacated and superceded Lots 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 93 and open space "E" as shown on the Plat entitled "Villages of Riverwood", Phase One, Section One, Revision One as of Record in Instrument No. 20080723-0075577 said Register's Office.

Being the same property conveyed to Christopher Bryan Hawkins, unmarried by deed from Beazer Homes Corp., A Tennessee Corporation, of record in Instrument Number 20110310-0019228, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 308 Mapleton Aly, Hermitage, TN 37076.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Christopher Bryan Hawkins, Grantor

Wendy Hawkins, Grantor

Wendy Hawkins, wife of Christopher Bryan Hawkins, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and

assigns, all rights, claims and interests of every kind, character and description whatsoever which she now has or may acquire in the future by virtue of her marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

State of Tennessee
County of Sumner

On November 19, 2025, before me personally appeared Christopher Bryan Hawkins, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

____
Notary Public
My commission expires: 7/21/26

State of Tennessee
County of Sumner

On November 19, 2025, before me personally appeared Wendy Hawkins, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

____
Notary Public
My commission expires: 7/21/26

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

____
Christopher Bryan Hawkins, Trustee
Grantee

Sworn to and subscribed before me on November 19, 2025.

____
Notary Public
My commission expires: 7/21/26

* *

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 November 19, 2025

Signature

11/19/25

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on November 19, 2025

Notary's Signature
My Commission Expires: 7/21/26

