THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** *No Title Search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 16th day of December, 2025. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

QUITCLAIM DEED

Address New Owner: Jeffrey Hawkins 1652 Bridgecrest Dr. Antioch, TN 37013	Send Tax Bills To: New Owner	Tax Information: 149-15-OA-273.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Donnett Kenesha Hawkins f/k/a Donnett Kenesha Hamilton, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jeffrey Hawkins, unmarried,** his heirs and assigns, all of her interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 163 on the Final Plat of Phase 3, Cambridge Forest, of record as Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey Hawkins and Donnett Kenesha Hamilton, Husband and Wife by Warranty Deed from Orion Capital Investments, LLC, a Tennessee limited liability company, of record in Instrument Number 20220715-0081561, in the Register's Office of Davidson County, Tennessee, dated July 14, 2022 and recorded on July 15, 2022.

By signing this Quitclaim Deed, Donnett Kenesha Hamilton, her respective heirs and assigns, hereby releases any claim, action, or lien right she has against the subject property pursuant to Marital Dissolution Agreement in Docket No. 25D600 filed in the Fourth Circuit Court for Davidson County, Tennessee.

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

Karen Johnson Davidson County
Batch # 1359328 DEEDQC
12/18/2025 11:35:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251218-0100580

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2025.

Donnett Kenesha Hawkins f/k/a Donnett Kenesha Hamilton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donnett Kenesha Hawkins f/k/a Donnett Kenesha Hamilton, 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 office, this 15th day of December, 2025.

Notary Public
My Commission Expires: 9/11/2029

ELAINA GONZALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY