Karen Johnson Davidson County
Batch# 284660 DEEDWARR
09/12/2019 10:17:03 AM 5 pgs
Fees: $28.00 Taxes: $936.10

20190912-0092427

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. Ste 115
Memphis, TN 38120
P: (901) 260-4055
File No.: 19110661
TG: 7837734

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $253,000.00

Linda Gray, Agent
Affiant

Subscribed and sworn to before me, this 11th day of September 2019.

Notary Public
My commission expires: 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

Address of New Owner:	Send Tax Bills to:	Tax Information
Progress Nashville, LLC P.O. Box 4090 Scottsdale, AZ 85261	New Owner	182-06-0A-029.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joerina Hawkins (formerly known as Joerina Marshall), an unmarried woman**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Progress Nashville, LLC, a Delaware limited liability company**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and as described as follows: a certain tractor parcel of located in Davidson county, Tennessee, described as follows to-wit: land in Davidson County, Tennessee, being lot no. 29 on the Plan of Section One, Old Hickory Hills RSIO Subdivision with Cluster Lot option of record in Instrument Number 20011023-0115382, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot. this conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if, any, easements and rights for public utilities applicable to this property.

Being the same property conveyed to Joerina Marshall, a married woman, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C. dated January 28, 2015 of record as Instrument No. 20150130-0008868, Register's Office for Davidson County, Tennessee. The said Joerina Marshall having been married to Hadeous Olandon Marshall. Said marriage having been dissolved by Final Decree dated January 4, 2017.

*Joerina Marshall is now known as Joerina Hawkins as awarded in Final Decree attached as Exhibit "A".

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 7883 Rainey Dr, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this the 5th day of September, 2019.

Joerina Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joerina Hawkins,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of September, 2019.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2019086360

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EXHIBIT "A"

IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

JOERINA ANESIA MARSHALL	)	
	)	
Plaintiff/wife	)	
	)	
	)	
	)	
vs.	)	**Case No.:** **16D-624**
	)	**Proof of Entry Requested**
	)	
	)	
HADEOUS OLANDON MARSHALL	)	
	)	
Defendant/husband	)	

FILED
2017 FEB 23 AM 11:14
RICHARD R. ROOKER, CLERK
D.C.

FINAL DECREE

This cause came on to be heard on the 4th day of January, 2017 before the Honorable Phillip Robinson, Judge of the Third Circuit Court of Davidson County, Tennessee, upon the Complaint For Absolute Divorce, filed on behalf of the Plaintiff, Joerina Anesia Marshall, personal service of process on the Defendant on April 1, 2016, the default judgment previously entered herein, the sworn testimony of the Plaintiff and corroborating witness in open Court, statement of Plaintiff's attorney and the entire record as a whole, from all of which the Court finds that the allegations of the Complaint are sustained by the proof, that is Defendant is guilty of Inappropriate Marital Conduct pursuant to the provisions of T.C.A. 36-4-101 (11) and Plaintiff shall be granted an absolute divorce on said ground.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff, Joerina Anesia Marshall is awarded an absolute divorce from Defendant, Hadeous Olandon Marshall and the parties are restored to all the rights and privileges of unmarried persons.

IT IS FURTHER ORDERED that Wife having been the primary caretaker and designated primary residential parent shall have the sole care, custody and control of the parties' minor child, Kaiden Marshall, born June 14, 2012 and that the Parenting Plan filed herein is in the best interest of the minor child and is hereby approved, adopted, MADE AN ORDER OF THE COURT and incorporated by reference

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into this Final Decree of Divorce.

IT IS FURTHER ORDERED that Wife shall be awarded the residence located at 7883 Rainey Drive, Antioch, Tennessee as it was purchased by Wife and Wife has made all mortgage payments thereon, and Husband hasn't fulfilled his obligations as a husband so the Wife is awarded all interest therein with Wife continuing to make the mortgage payments.

IT IS FURTHER ORDERED the Plaintiff shall be awarded the household furniture, furnishings, appliances and personal property currently in her possession free and clear of any claim of the Husband.

IT IS FURTHER ORDERED Wife is awarded all right title and interest in her bank accounts.

IT IS FURTHER ORDERED that Wife is awarded the 2010 Jaguar and and be responsible for the indebtedness theron.

IT IS FURTHER ORDERED that Wife is awarded the 2008 Mercedes and 2008Ford Escape, neither of which are encumbered.

IT IS FURTHER ORDERED that each party shall be responsible for any debt listed in his or her name, the court finding that there are no joint debts.

IT IS FURTHER ORDERED that Wife be restored to her maiden name of Hawkins.

IT IS FURTHER ORDEDED that Wife shall be awarded a judgment against Husband in the amount of **$3,255.00** representing family support that was ordered commencing August 15, 2016 and through January 1, 2017. Said Judgment to paid at the rate of $100.00 per month in addition to Husband's monthly child support obligation.

IT IS FURTHER ORDEDED that the costs of this cause shall be paid Husband, for which execution shall issue if necessary.

NOTICE: This *Final Decree of Divorce* does not necessarily affect the ability of a creditor to proceed against a party or a party's property even though the party is not responsible under the terms of the Final Decree for an account, any debt associated with an

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account, or any debt. It may be in a party's best interest to cancel, close or freeze any jointly-held accounts (T.C.A. 36-4-134)

Entered this 23 day of February, 2017.

PHILLIP ROBINSON, JUDGE

APPROVED FOR ENTRY:

ROBERT GREENE, #6315
Attorney for Wife
208 3RD Avenue North, Suite 500
Nashville, TN 37201
(615) 244-4850 Telephone
(615) 254-1323 Facsimile
(61) 596-0712 Cell
chilig53@comcast.net

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of this Final Decree has been mailed by United States Mail, first class postage, prepaid to Hadeous Olandon Marshall 1031 North Dupont Avenue, Madison, Tennessee 37115 on this 17th day February 2017.

ROBERT GREENE