WARRANTY DEED

Karen Johnson Davidson County
Batch# 398257 DEEDWARR
05/11/2020 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $4,066.30
20200511-0048675

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,099,000.00

Ellen Hawk Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3.6.24
(AFFIX SEAL)

File No.: AGL-19-301

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold B. Wetherbee, II and Judy C. Wetherbee	MOVEMENT MORTGAGE, LLC	104-06-0-200.00
(NAME)	(NAME)	
301 32nd Ave. S.	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ELLEN PETTY HAWK, TRUSTEE OF THE ELLEN PETTY HAWK REVOCABLE TRUST**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JUDY C. WETHERBEE AND HAROLD B. WETHERBEE, II, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 23 and part of Old Dudley Avenue lying between Lots No. 22 and 23 on the Plan of the Bransford Realty Company's West End Place Subdivision, of record in Book 332, Page 15, and map changing location of Dudley Ave. of record in Book 547, Page 141, said Register's Office as follows:

Beginning at a point 107 feet south of the southwest corner of 32nd Avenue South and Dudley Ave, is now located; thence with the westerly margin of 32nd Avenue South, southwardly 40 feet to an iron stake at the corner of Lots Nos. 23 and 24; thence with the line between said two lots, westwardly 150 feet to an iron stake in the easterly margin of an alley; thence with said alley, northwardly 40 feet to a point; thence eastwardly 150 feet to the westerly margin of 32nd Avenue South, the point of beginning.

Being the same property conveyed to Ellen P. Branden, by Warranty Deed from Danna B. Owen, a single person, dated May 29, 2012, recorded June 4, 2012, in Instrument No. 20120604-0048354, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to The Ellen Petty Hawk Revocable Trust, Ellen Petty Hawk, Trustee, by Quitclaim Deed from Ellen Petty Hawk, formerly Ellen P. Branden, a married woman, dated February 11, 2013, recorded February 13, 2013, in Instrument No. 20130213-0014828, in the Register's Office of Davidson County, Tennessee.

Richard L. Hawk joins in the execution of this instrument for the sole purpose of conveying any/all interest he may have in subject property by virtue of his marriage to Ellen Petty Hawk.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 301 32nd Ave. So., Nashville, TN 37212
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 1st day of May, 2020.

Ellen Petty Hawk, Trustee of the Ellen Petty Hawk Revocable Trust

BY: Ellen Petty Hawk, Trustee
Trustee

Richard L. Hawk

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of May, 2020, before me personally appeared ELLEN PETTY HAWK, Trustee of the Ellen Petty Hawk Revocable Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st day of May, 2020.

Notary Public
My Commission Expires: 3/6/24

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard L. Hawk, the within named bargainor, 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, this the 1st day of May, 2020.

Notary Public
My Commission Expires: 3/6/24

(SEAL)

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

