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MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch# 417635 DEEDWARR
06/17/2020 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,109.63
20200617-0063348

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Lauren Reynolds, Hollingshead & Associates, PLLC, 7000 Executive Center, Suite 125, Brentwood, TN 37027

File No.: 20-056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jacob A. Choate and Abigail Choate	New owner	097-13-0-004.00
(NAME)	(NAME)	
125 Needles Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARCUS HAWKINS AND COURTNEY HAWKINS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACOB A. CHOATE AND ABIGAIL CHOATE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 112, on the Plan of Section Two, Larchwood, as shown on plat appearing of record in Plat Book 5200, Page 57, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereo.

BEING the same property conveyed to Marcus Hawkins and Courtney Hawkins, husband and wife, by Warranty Deed from Daniel C. Lee and wife, Megan A. Lee, dated August 29, 2014, recorded on September 3, 2014, of record in Inst. No. 20140903-008055, Register's office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 125 Needles Court, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

All matters as set forth per Plat Book 5200, Page 57 and Book 5200, Page 207, Register's office for Davidson County, Tennessee.

Subdivision Restrictions of record in Book 5479, Page 443; Book 5681, Page 532; Book 5688, Page 696; and Book 6011, Page 130, Register's office for Davidson County, Tennessee.

Deed of Conveyance to Department of Water and Sewage of record in Book 5626, Page 823; Book 5626, Page 833; Book 5728, Page 449; Book 5728, Page 453 and Book 5728, Page 472, Register's office for Davidson County, Tennessee.

Witness our hands this 9th day of June, 2020.

Marcus Hawkins

Courtney Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of June, 2020, before me personally appeared Marcus Hawkins and Courtney Hawkins to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 9th day of June, 2020.

Commission Expires: 2/12/23

Notary Public

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

