Karen Johnson Davidson County
Batch# 423665 DEEDWARR
06/23/2020 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200623-0067592

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0391

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kathy Q. Nguyen	Movement Mortgage, LLC	Map: 14604000500
(NAME) 718 Harding Place	(NAME) 8024 Calvin Hall Rd.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES HAWKINS AND WIFE, MELANIE HAWKINS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHY Q. NGUYEN, AN UNMARRIED WOMAN,

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. 694 on the Plan of Caldwell Hall, Section X, of record in Book 3106, Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

INCLUDED in the above description, but excluded from this conveyance is the following described property having been conveyed to the State of Tennessee by Warranty Deed from Brent J. Sellers, widower of Sandi Sellers, dated 7/23/98 and recorded 8/6/98 in Book 11054, Page 822, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the north existing right of way line of State Route 255 (Harding Place) said point being on the common property line between Harry J. Adams and Marilyn D. Adams and grantors herein and located 52.98 feet left of State Route 255 (Harding Place) survey centerline station 118+88.53, thence with said common property line North 24 deg. 54 min. 51 sec. East a distance of 17 feet, more or less, to a point located 66 feet, more or less, left of survey centerline station 118+92, more or less, said point being in the north proposed right of way line of State Route 255 (Harding Place), thence with said proposed right of way line with a curve to the left having a radius of 213.00 feet an arc distance of 50 feet, more or less, to a point located 60.04 feet left of survey centerline station 119+52.17, thence continuing with said proposed right of way line with a curve to the left having a radius of 1,376.78 feet an arc distance of 55 feet, more or less, to a point located 60 feet left of survey centerline station 119+97, more or less, said point being on the common property line between Jamie H. Lacy and the grantors herein, thence with said common property line South 05 degrees 09 minutes 06 seconds West a distance of 17 feet, more or less, to a point located on the north existing right of way line of State Route 255 (Harding Place), said point being 42.81 feet left of survey centerline station 119+98.68; thence with said existing right of way line Southwesterly with a curve to the right having a radius of 1,480.00 feet an arc distance of 40.17 feet to a point located 42.53 feet left of survey centerline station 119+57.44, thence continuing with said existing right of way line with a curve to the right having a radius of 220.00 feet an arc distance of 69.99 feet to the point of beginning and containing 1,802 square feet, more or less.

Being the same property conveyed to James Hawkins and wife, Melanie Hawkins, by deed from Sabah Badel and wife, Rahima Suleiman, of record in Instrument No. 20120808-0070599, dated August 6, 2012, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3106, Page 79, said Register's Office; (3) Easement of record in Book 11054, Page 822, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 718 Harding Place, Nashville, TN 37211
(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.

Witness our hands this 22nd day of June, 2020.

James Hawkins

Melanie Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 22nd day of June, 2020.

My Commission Expires: 5.21.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022